

# City of Saint Paul • HRA

Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN


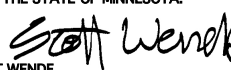


1 Location Map  
SCALE: NTS

PROJECT TEAM	
PROJECT:	Residence Remodel
LOCATION:	476 Minnehaha Avenue Saint Paul, MN
OWNER:	City of Saint Paul HRA xxxxx, Project Manager 25 west 4th Street Saint Paul, MN 55102 651.xxxxx xxxxx
ARCHITECT:	LUNNING WENDE ASSOCIATES, INC. 275 EAST FOURTH STREET, SUITE 620 SAINT PAUL, MN 55101 Scott Wend PHONE: 651.221.0915 FAX: 651.222.6259 Scott@LunningWende.com

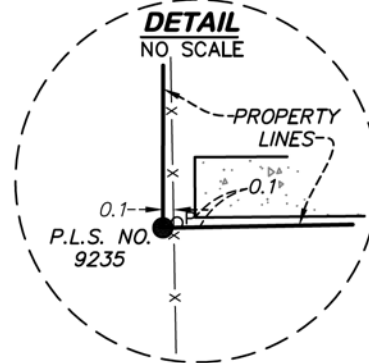
DRAWING INDEX	
GENERAL INFORMATION	
0	0
G101	Title Sheet
SURVEY	
0	0
Survey	Survey
LANDSCAPE	
0	0
L001	Landscape Plans/Raingarden 1
L002	Plants/Landscape Estimate
L003	Not used
L004	Not used
ARCHITECTURAL DEMO	
4	4
AD101	Basement/First Floor Demo Plans
AD102	Second Floor/Attic Demo Plans
AD121	First/Second Floor RCP Demo Plans
AD201	Demo Elevations
ARCHITECTURAL	
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A101	Basement/First Floor Plans
A102	Second Floor/Attic Plans
A121	First/Second Floor RCP Plans
A201	Elevations
A301	Porch Details
A302	Stair Sections
A501	Interior Elevations
A601	Schedules

City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

No.	Date	Appr	Revision Notes
			
No.	Date	Issue Notes	
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.			
SIGNATURE: 			
NAME: SCOTT WENDE			
LICENSE NUMBER: 18071			
DATE: January 4, 2013			
Design Firm			
Lunning Wendle Associates, Inc. 275 Fourth Street East, Suite 620 Saint Paul, MN 55101 P: 651.221.0915 F: 651.222.6259			
Consultant			
Construction Manager			
-			
Project Title			
City of Saint Paul • HRA Residence Remodel 476 Minnehaha Avenue Saint Paul, MN			
Drawing Title			
Title Sheet			
Project Manager		Project ID	
Bob Lunning		2012-04	
Drawn By		Scale	
JDC-CN		No scale	
Reviewed By		Drawing No.	
Date		G101	
20121220			
File Name			
476 Minnehaha.vwx			



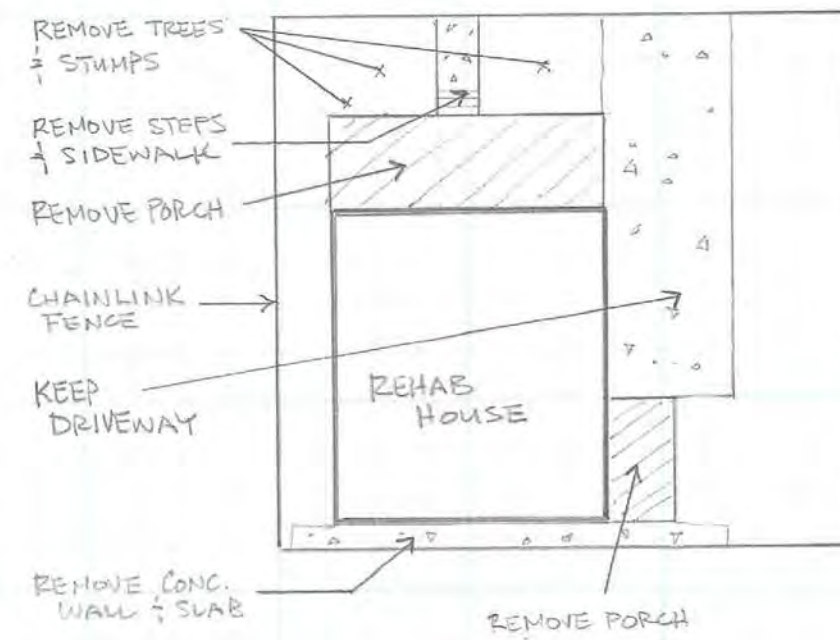
**MINNEHAHA AVENUE**  
( 63 FOOT WIDE PUBLIC RIGHT-OF-WAY )



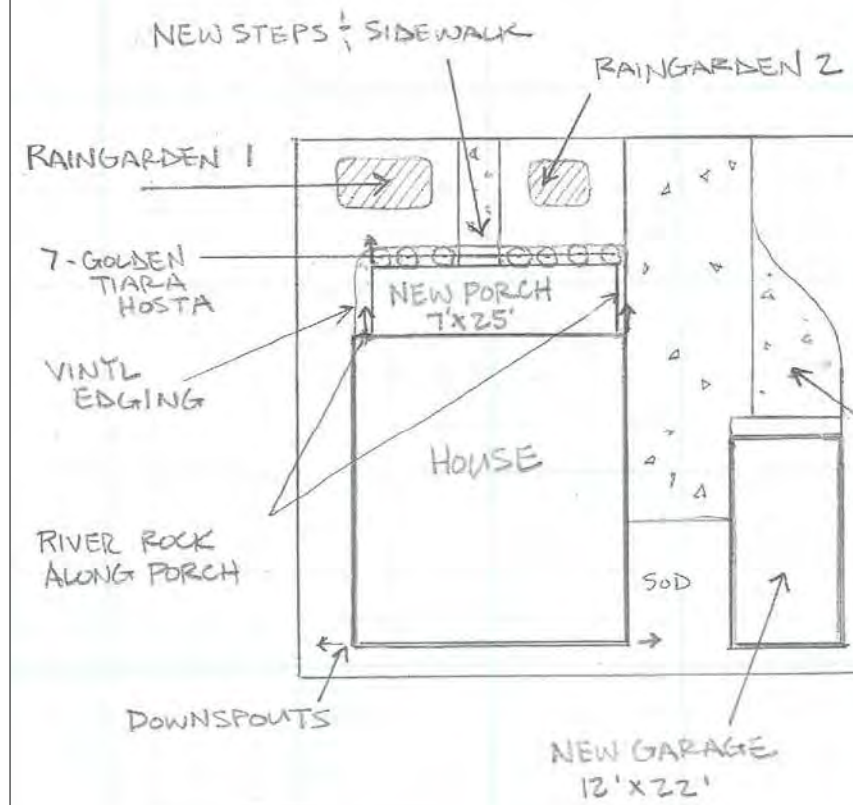
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2742	49	T.H.
DRAWING NAME:		DRAWN BY:
344909-SUBDIVISION		BRP
JOB NO. 34909	CHECKED	BY:
FILE NO. 2142	BRP	BRP



## EXISTING CONDITIONS



## LANDSCAPE LAYOUT



PAGE 1 OF 2

SCALE: 1" = 20'0"



### NOTES:

- CALL GOPHER STATE ONE CALL PRIOR TO DIGGING
- CALL CRWD WITH ANY QUESTIONS
- EXCAVATE RAINGARDENS WITH TRACKED EQUIPMENT. RIP UNDERLYING SOIL 12"
- SPREAD AMENDED SOIL (75% WASHED SAND, 25% MN DOT GRADE II COMPOST) 6" DEEP & TILL IN.
- SPREAD RIVER ROCK 2" DEEP ALONG ALL 3 SIDES OF PORCH OVER WEED BARRIER PLASTIC.
- PITCH GRADE FROM NORTH DOWNSPOUTS INTO RAINGARDENS.
- INSTALL VINYL EDGING & STAKE EVERY 4'
- MULCH 2-3" WITH SHREDDED HARDWOOD
- INSTALL PLANTS AS SHOWN, SCORE ROOTS
- INSTALL FRESHLY CUT SOD AS NEEDED TO REPAIR DAMAGED LAWN.
- IMMEDIATELY SOAK PLANTS & SOD - ENSURE THEY GET 1" OF WATER PER WEEK THE FIRST FULL GROWING SEASON.

NSP PROGRAM CRWD & ST PAUL  
476 MINNEHAHA AVE E  
ST PAUL, MN 55130

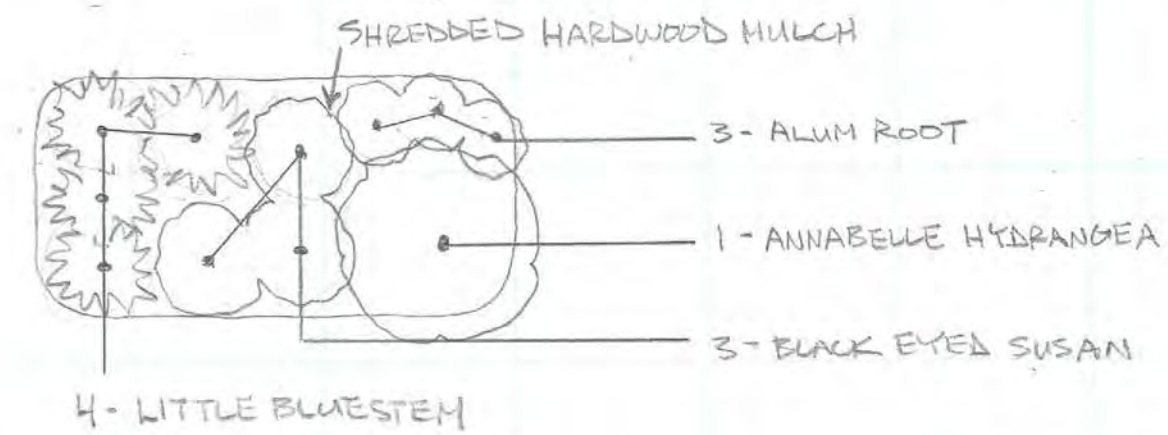
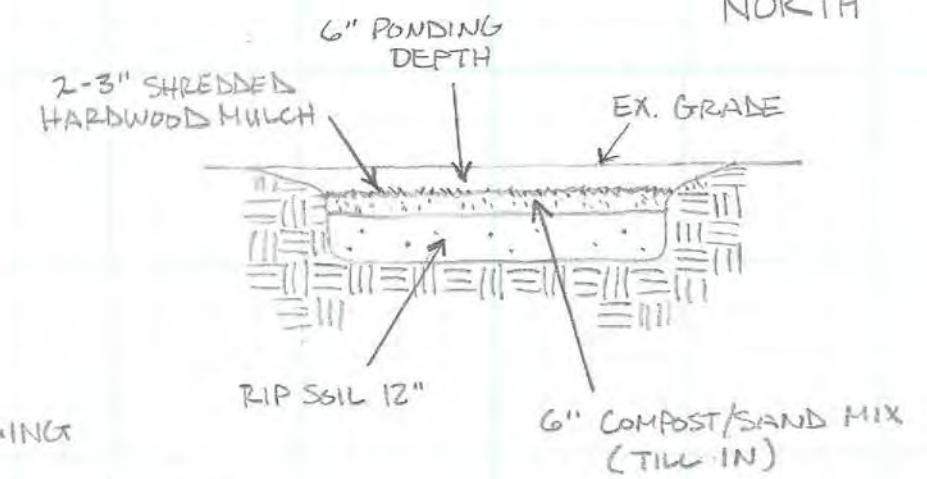
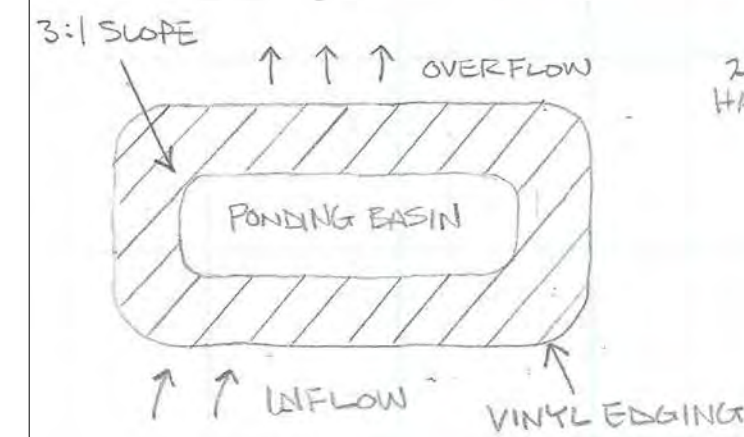
BY: LANDSCAPE DIRECTION  
12/18/12 REVISED: 1/3/13

## RAINGARDEN 1

SIZE: 50 SQ FT  
DEPTH: 6"  
CAPTURE: 1"

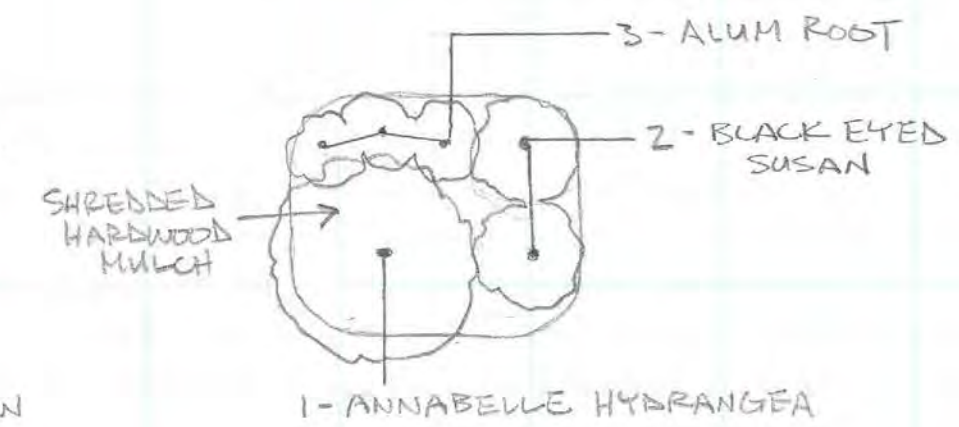
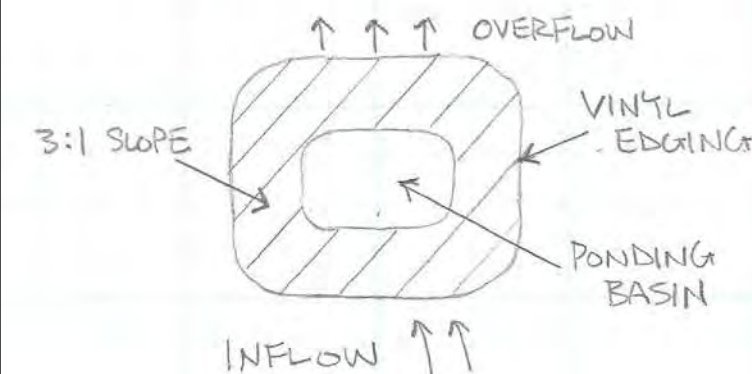
SCALE: 1" = 4'0"

PAGE 2 OF 2



## RAINGARDEN 2

SIZE: 30 SQ FT  
DEPTH: 6"  
CAPTURE: .5"



1 - ANNABELLE HYDRANGEA

NSP PROGRAM CRWD & ST PAUL  
476 MINNEHAHA AVE E  
ST. PAUL, MN 55130

BY: LANDSCAPE DIRECTION  
1/3/13

476 Minnehaha

QTY	COMMON NAME	SIZE
RAINGARDEN 1		
1	Annabelle Hydrangea	2 Gallon
3	Black Eyed Susan	1 Gallon
4	Little Bluestem	4 Inch Pot
3	Alum Root	4 Inch Pot
RAINGARDEN 2		
1	Annabelle Hydrangea	2 Gallon
2	Black Eyed Susan	1 Gallon
3	Alum Root	4 Inch Pot
FRONT PLANTING		
7	Golden Tiara Hosta	1 Gallon

476 Minnehaha

Materials/Labor Cost Estimate

MATERIALS – RAINGARDENS		QTY	UNIT	UNIT COST	AMOUNT
Soil Amendment (75% Sand, 25% Compost)	1.5		cu yds	23	34.5
Twice-Shredded Hardwood Mulch	1		cu yds	27	27
Vinyl Edging (20' Sticks w/stakes)	3		sticks	12.5	37.5
Shrubs	2	2	Gallon	16.5	33
Perennials	5	1	gallon	6.5	32.5
Perennials	10	4	inch pot	4.5	45
Material Subtotal:					\$209.50
<u>LABOR – RAINGARDENS</u>					
Deliveries	3		each	75	225
Mobilization	1		job	250	250
Disposal	1		each	150	150
Equipment	1		hrs	150	150
Installation (4 person crew/day)	0.5		days	2200	1100
Material Subtotal:					\$1,875.00
<u>MATERIALS – OTHER</u>					
River Rock	1		ton	55	55
Fabric	100		sq ft	0.25	25
Perennials	7	1	gallon	6.5	45.5
Vinyl Edging (20' Sticks w/stakes)	1		sticks	12.5	12.5
Material Subtotal:					\$138.00
<u>LABOR – OTHER</u>					
Deliveries	1		each	75	75
Installation (4 person crew/day)	0.1		days	2200	220
Material Subtotal:					\$295.00
Project Estimate:					\$2,517.50

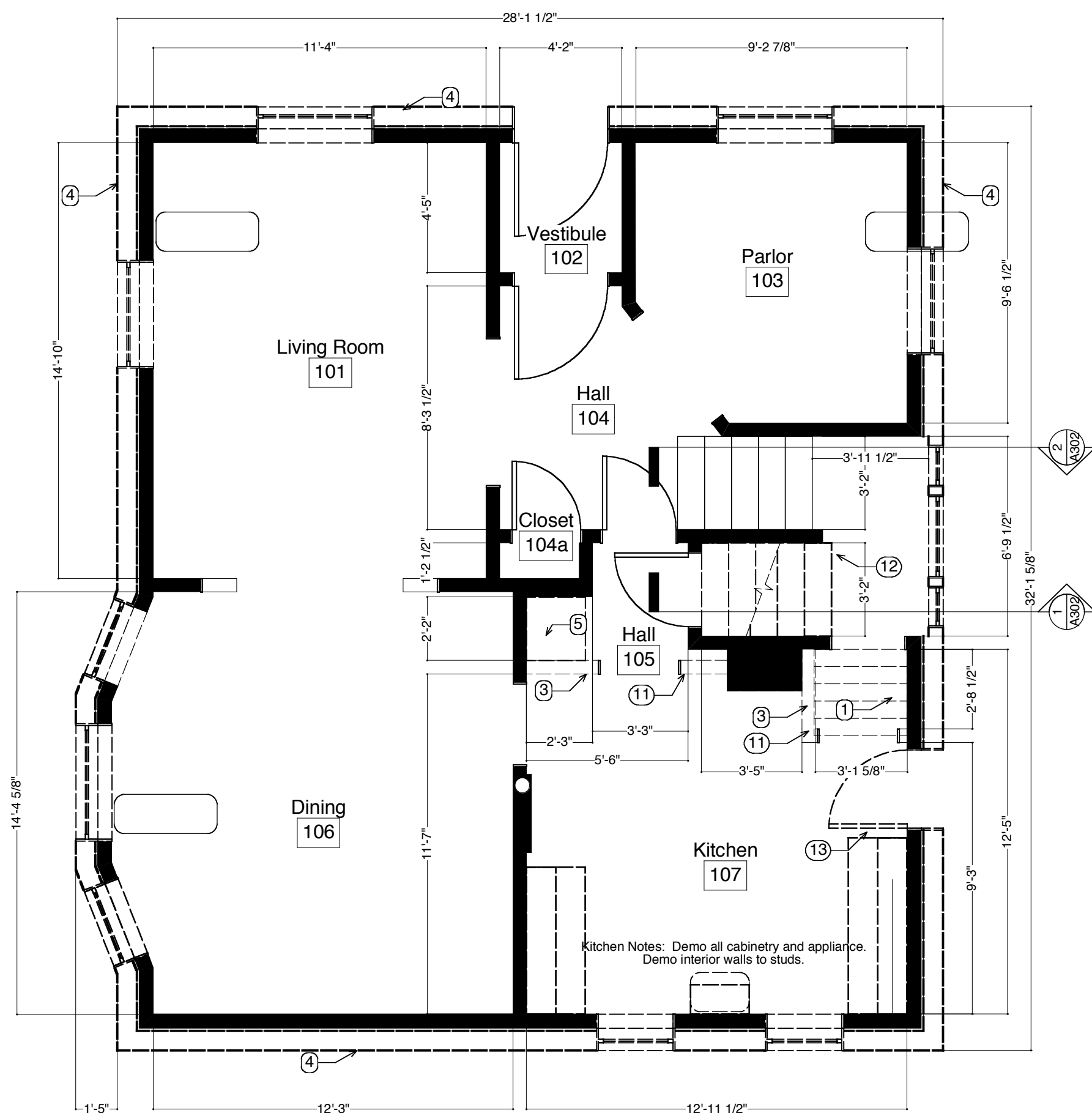


- FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS
- DEMO WORK SHOWN DASHED
- SEE SPECIFICATIONS FOR CONSTRUCTION WASTE REMOVAL & LANDFILL DIVERSION INSTRUCTIONS
- REMOVE LANDSCAPING PER HRA & ST. PAUL FORESTRY RECOMMENDATIONS.
- TEST FOR RADON LEVELS IN EXISTING BASEMENT (SEE SPEC)
- CLEAN, STAIN & REFINISH ALL EXISTING HARDWARE & FINISHES TO BE REUSE (SEE SPEC)
- REMOVE EXISTING ASBESTOS SINGING WHENEVER/WHEREVER PRESENT.
- MODIFY, RELOCATE OR CAP EXIST MECH & ELEC AS REQ'D
- VERIFY STRUCT. INTEGRITY OF ALL EXST. FRAMING, COLUMNS & BEAMS.
- COORDINATE ALL STRUCTURAL MODIFICATIONS W/ QUALIFIED ENGINEERS
- VERIFY COND. & CODE COMPLIANCE OF ALL MECH. & ELEC. FIXTURES & OUTLETS. (SEE HRA CODE REPORT)
- SEE NEW PLANS TO COORDINATE LOCATION & DIMENSIONS OF NEW OPENINGS.
- UPON REMOVAL OF EXIST. FLOOR FINISHES, FIELD VERIFY CONDITION OF EXIST. SUBSTRATE, AND IF HARDWOOD FLOOR EXSTS.
- REMOVE & RETAIN ALL EXST. INTERIOR TRIM BEFORE DEMO-ING INTERIOR WALLS. REUSE AS NEEDED.

- A. Remove basement & first floor windows. Preserve other windows. Verify condition for trim repair. See plans for noted exceptions.
- B. Demo existing siding. Verify sheathing condition for repair. (Unit price #1)
- C. Demo existing exterior masonry at first floor to level of first floor bearing. Verify sheathing condition for repair. (Unit price #1)
- D. Demo exist. roof shingles and underlayment. Repair sheathing as needed. (Unit price #2)
- E. Clean and rockpoint existing foundation & concrete masonry at foundation as req'd.
- F. Remove all carpeting.
- G. Replace damaged wood flooring as required. (Unit price #3)



- 1 Demo stairs.
- 2 Remove exist. window unit. Prep exist. opening for glass block.
- 3 Verify continuous joists above prior to wall demo.
- 4 Demo masonry block veneer at first floor.
- 5 Demo existing shelving.
- 6 Remove flooring to wood floor. Verify condition of wood floor if present. Hatch indicates extent of flooring demo.
- 7 Remove exist. hosebib.

8. Demo exist. wood stud walls in this area.
9. Demo exist. walls in this area.
10. Remove exist. metal column. Complete structural leveling and 2x6 wall prior to removal.
11. Demo exist. wall and openings as shown. Save millwork for reuse.
12. Demo stair landing and stairs as needed for new stair design. Save millwork for reuse.
13. Demo exist. door & trim.
14. Demo exist. window and trim.



2 First Floor Demo Plan  
AD101 1/4" = 1'-0"

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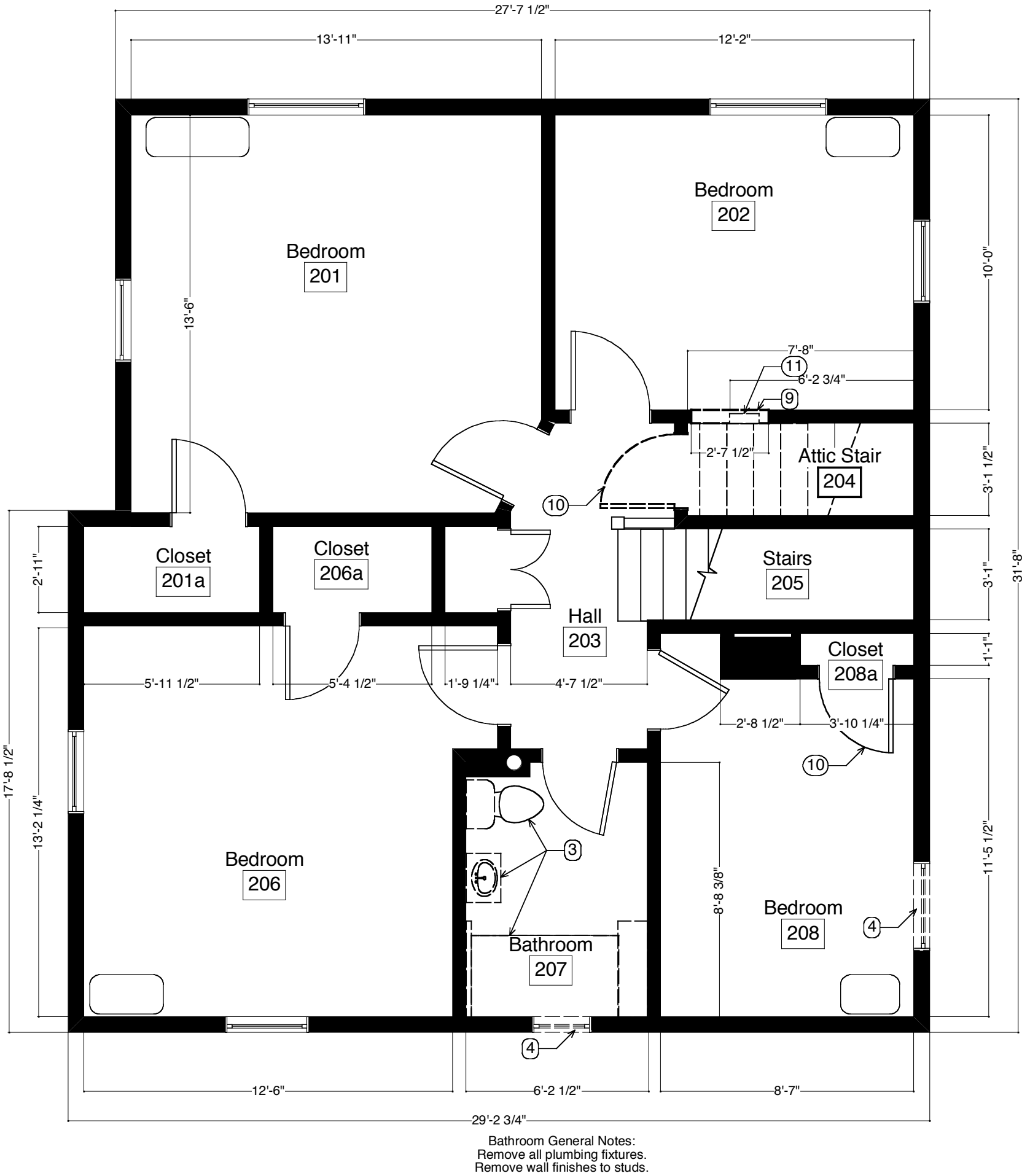
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SIGNATURE: 			
NAME: SCOTT WENDT LICENSE NUMBER: 18071			
DATE: January 4, 2013			
Design Firm Lunning Wendt Associates, Inc. 275 Fourth Street East, Suite 620 Saint Paul, MN 55101 P: 651.221.0915 F: 651.222.6259			
Consultant			
Construction Manager -			
Project Title City of Saint Paul • HRA Residence Remodel 476 Minnehaha Avenue Saint Paul, MN			
Drawing Title Basement/First Floor Demo Plans			
Project Manager Bob Lunning		Project ID 2012-04	
Drawn By JDC-CN		Scale 1/4" = 1'-0"	
Reviewed By		Drawing No.	
Date 20121220		AD101	
File Name 476 Minnehaha.vwx			

- GENERAL NOTES - EXISTING/DEMO:**
- FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS
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  - CLEAN, SAND & REFINISH ALL EXISTING STORED MAT'L S FOR REUSE (SEE SPEC)
  - REMOVE EXISTING ASBESTOS SIDING WHENEVER/WHEREVER PRESENT.
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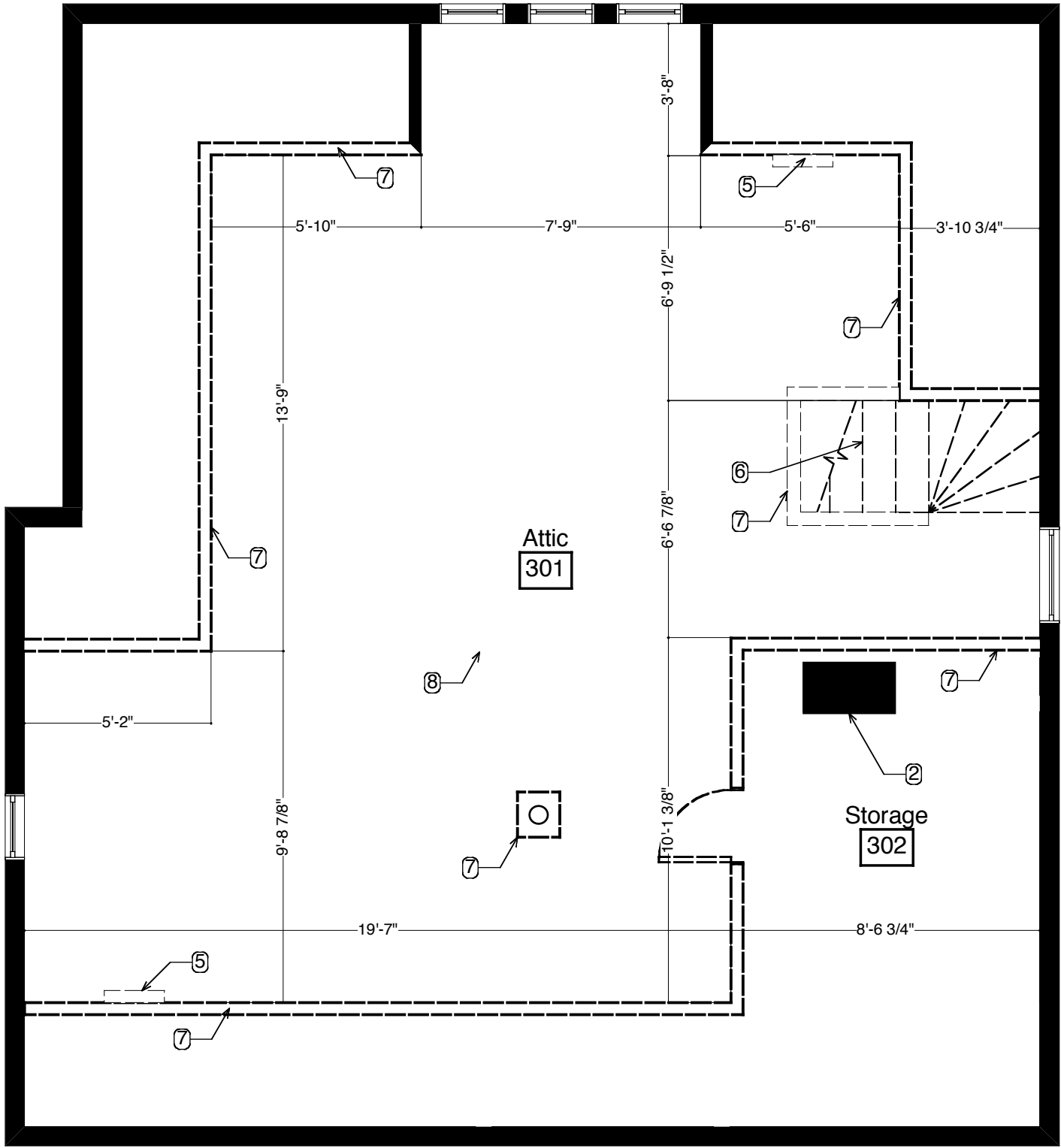
- General Demolition Notes for 476 Minnehaha:**
- A. Remove basement & first floor windows. Preserve other windows. Verify condition for trim repair. See p
- B. Demo existing siding. Verify sheathing condition for repair. (Unit price #1)
- C. Demo existing exterior masonry at first floor to level of first floor bearing. Verify sheathing condition for r
- D. Demo exist. roof shingles and underlayment. Repair sheathing as needed. (Unit price #2)
- E. Clean and tuckpoint existing foundation & concrete masonry at foundation as req'd.
- F. Remove all carpeting.
- G. Replace damaged wood flooring as required. (Unit price #3)

**Demo Floor Plan Keynotes**

1. Remove exist. gutter & downspouts.
2. Demo exist. chimney, flue and walls as shown to below the roof deck.
3. Demo plumbing fixtures shown dashed
4. Remove exist. window unit. Prep exist. opening for new window. See schedule for revised size.
5. Remove exist. wall heater
6. Demo stairs.
7. Demo exist. walls in this area.
8. Remove all flooring and subfloor at Attic.
9. Demo wall. Frame & prepare for new door opening.
10. Demo exist. door & trim.
11. Demo electrical panel at this location. Remove associated cables & wires.



Bathroom General Notes:  
Remove all plumbing fixtures.  
Remove wall finishes to studs.



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DATE: January 4, 2013			
Design Firm			
Lunning Wendt Associates, Inc. 275 Fourth Street East, Suite 620 Saint Paul, MN 55101 P: 651.221.0915 F: 651.222.6259			
Consultant			
Construction Manager			
-			
Project Title			
City of Saint Paul • HRA Residence Remodel 476 Minnehaha Avenue Saint Paul, MN			
Drawing Title			
Second Floor/Attic Demo Plans			
Project Manager		Project ID	
Bob Lunning		2012-04	
Drawn By		Scale	
JDC-CN		1/4" = 1'-0"	
Reviewed By		Drawing No.	
Date		AD102	
20121220			
File Name			
476 Minnehaha.vwx			

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General Demolition Notes for 476 Minnehaha:

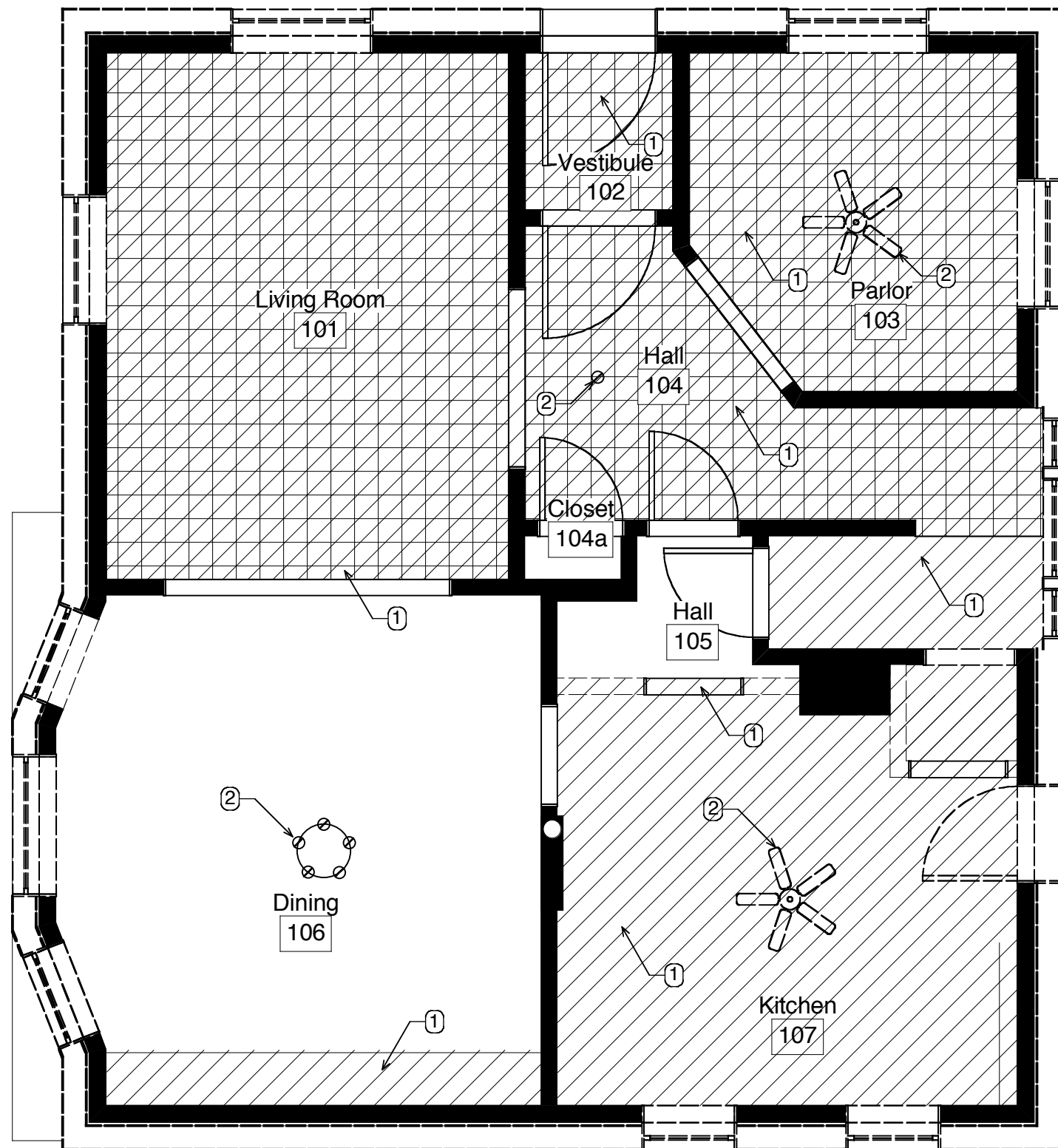
- Remove basement & first floor windows. Preserve other windows. Verify condition for trim repair. See p
- Demo existing siding. Verify sheathing condition for repair. (Unit price #1)
- Demo existing exterior masonry at first floor to level of first floor bearing. Verify sheathing condition for r
- Demo exist. roof shingles and underlayment. Repair sheathing as needed. (Unit price #2)
- Clean and tuckpoint existing foundation & concrete masonry at foundation as req'd.
- Remove all carpeting.
- Replace damaged wood flooring as required. (Unit price #3)

Demo Reflected Ceiling Plan Notes:

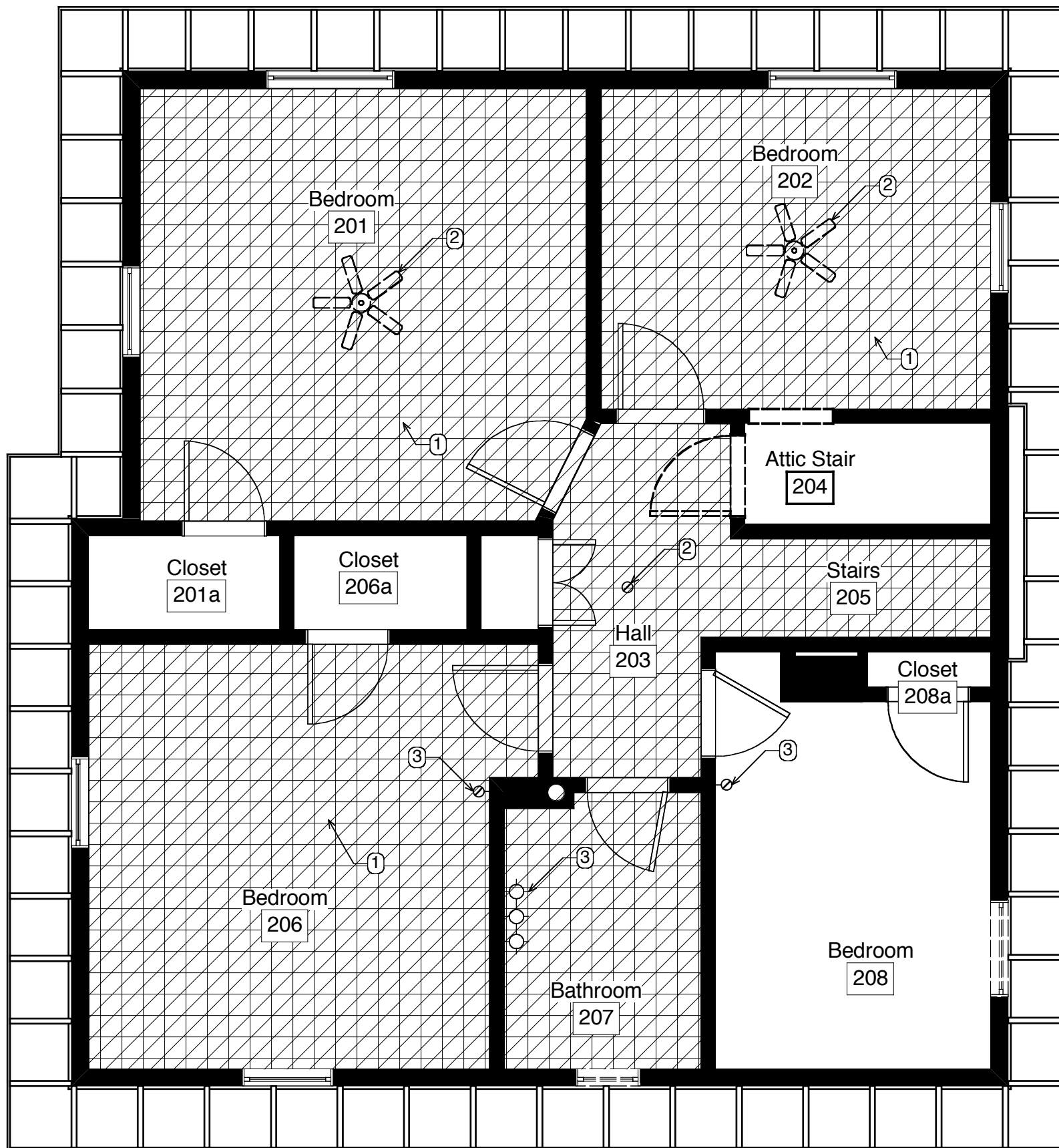
- Demo all existing lighting fixtures.

Demo Reflected Ceiling Plan Keynotes

- Hatch indicates extent of ceiling demo. Remove ceiling tiles where present.
- Remove exist. light fixture. Reuse wiring & controls where code compliant.
- Remove exist. light fixture.



Kitchen ceiling demo note:  
Demo drop ceiling in the kitchen.  
Verify upper ceiling for repair or replacement



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DATE: January 4, 2013

Design Firm  
Lunning Wendt Associates, Inc.  
275 Fourth Street East, Suite 620  
Saint Paul, MN 55101  
P: 651.221.0915 F: 651.222.6259

Consultant

Construction Manager

Project Title  
City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

Drawing Title  
RCP Demo Plans

Project Manager Bob Lunning	Project ID 2012-04
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Drawn By JDC-CN	Scale 1/4" = 1'-0"
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Reviewed By	Drawing No.
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Date 20121220	AD121
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File Name 476 Minnehaha.vwx
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1 First Floor Demo RCP Plan  
AD121 1/4" = 1'-0"

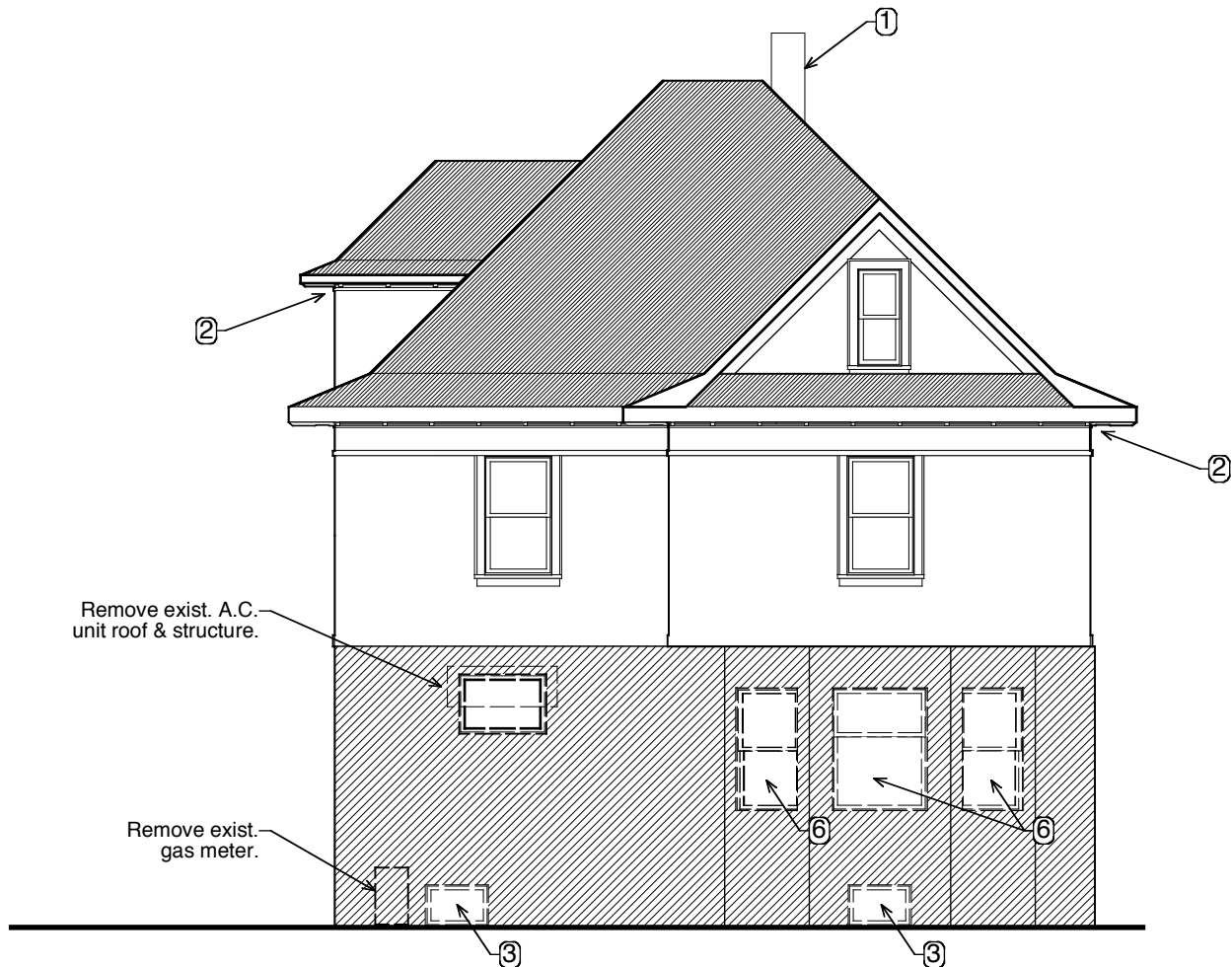
2 Second Floor Demo RCP Plan  
AD121 1/4" = 1'-0"

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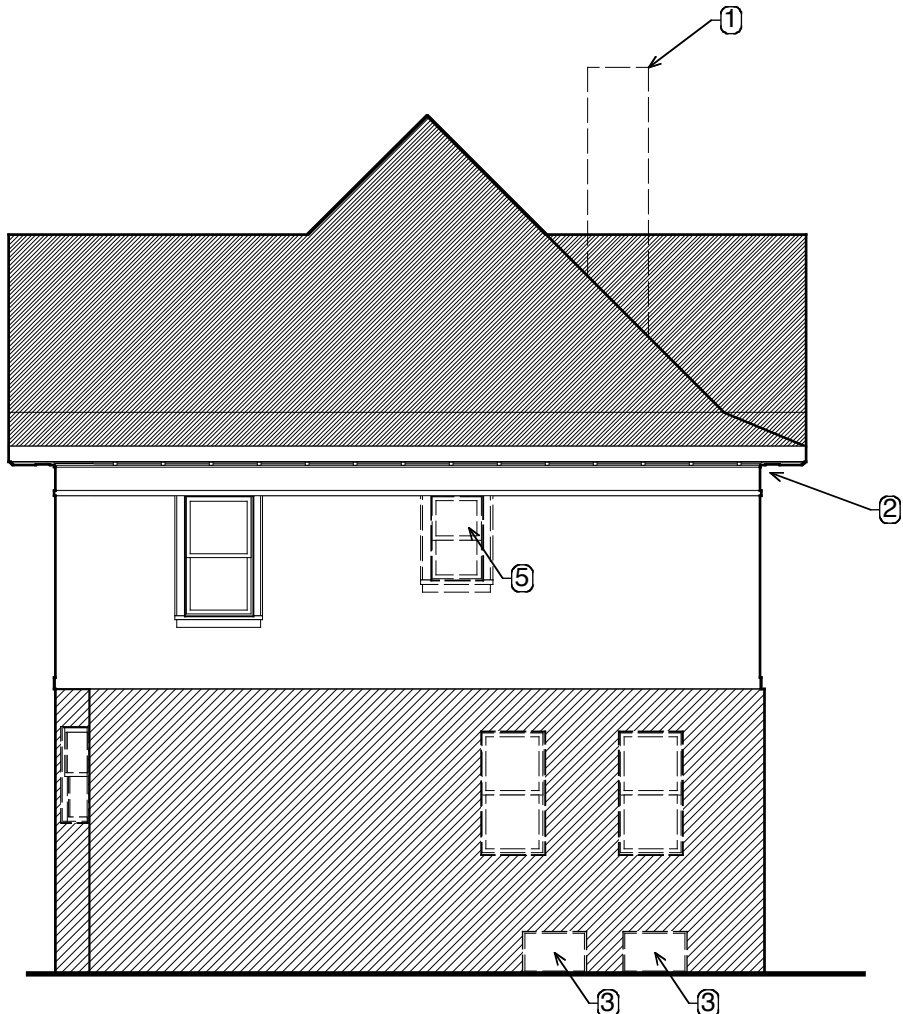
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  - E. Clean and tuckpoint existing foundation & concrete masonry at foundation as req'd.
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**Demo Elevation Keynotes**

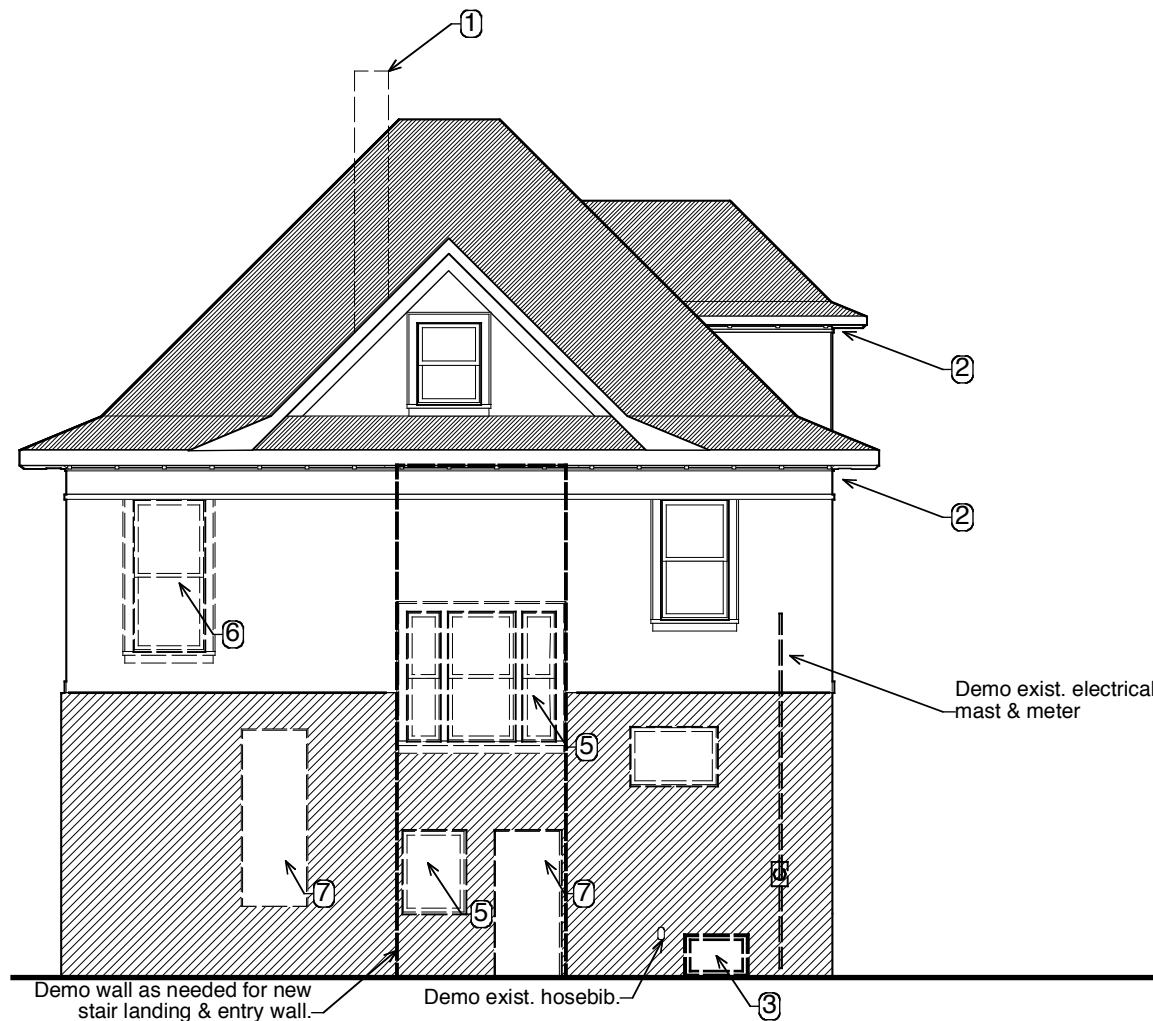
1. Demo exist. chimney, flue and walls as shown.
2. Reuse trim & soffit. Repair to match where damaged.
3. Remove exist. window unit. Prep exist. opening for glass block.
4. Remove exist. door. Prep opening for new door.
5. Demo exist. window and trim.
6. Remove exist. window unit. Prep exist. opening for new window. See schedule for revised size.
7. Remove exist. door.



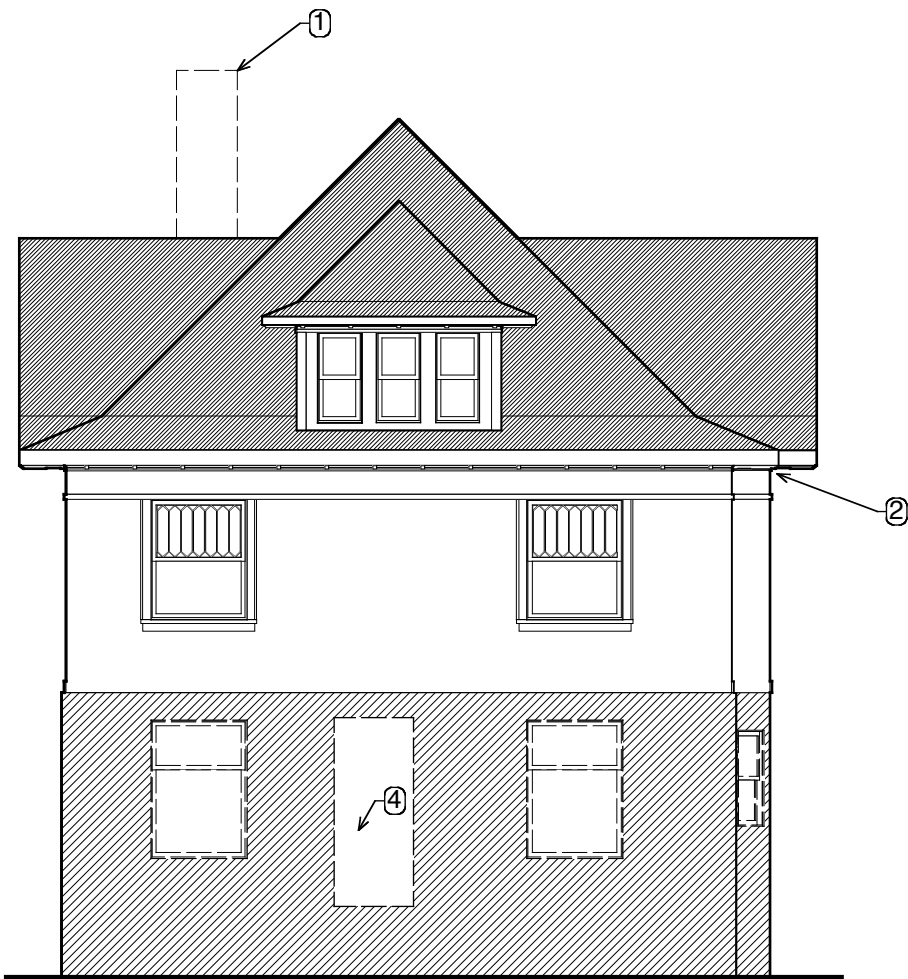
1 West Demo Elevation  
AD201 1/8" = 1'-0"



2 South Demo Elevation  
AD201 1/8" = 1'-0"



3 East Elevation  
AD201 1/8" = 1'-0"



4 North Demo Elevation  
AD201 1/8" = 1'-0"

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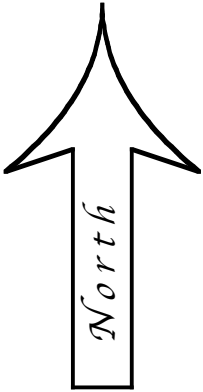
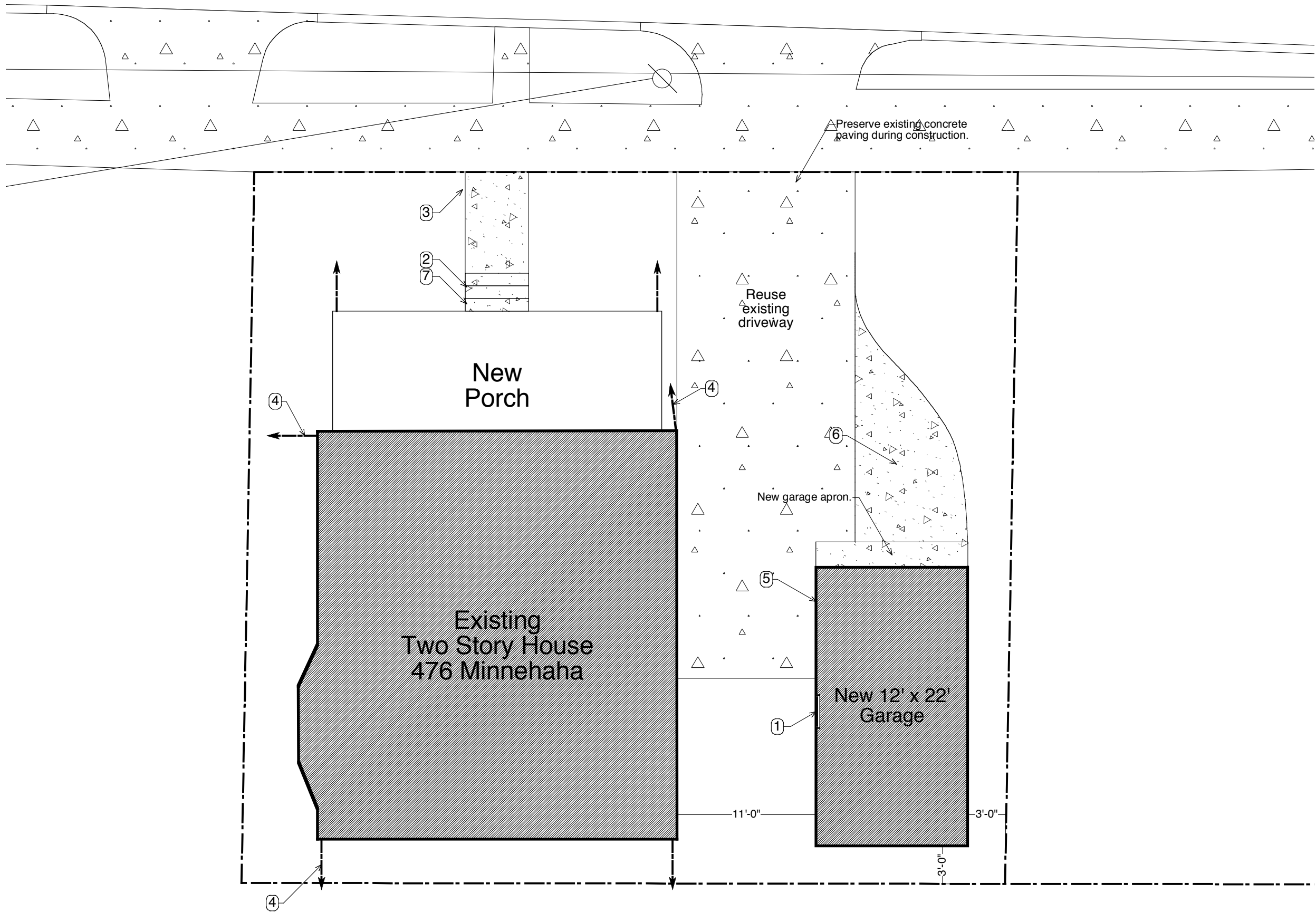


**GENERAL NOTES - NEW CONSTRUCTION :**  
• PROVIDE RADON VENTILATION IN BASEMENT PER RADON TEST REPORT RECOMMENDATIONS.  
• ALL INTERIOR WALLS 2X4 WD. FRAMING U.N.O.  
• PROVIDE PAPER FREE GWB OR CEMENT FIBERBOARD @ ALL INTERIOR WALL LOCATIONS W/ PLUMBING FIXTURE.  
• CLEAN & REINSTALL EXIST DOOR HDWR AS NOTED IF TO BE REUSED.  
• FULLY ENCAPSULATED LEAD-PAINT @ LOCATIONS PER CODE (SEE HRA REPORT)  
• ALL OCCUPIABLE SPACES TO HAVE A MIN. CLG. HGT. OF 7'-0" PER CODE. (APPLICATION FOR VARIANCE PER CLIENT REQUEST)  
• REFINISH HARDWOOD FLOORS WHEN PRESENT (SEE SCHED)  
• VERIFY ALL EXISTING MECH. & ELEC. FOR CODE COMPLIANCE. INSTALL NEW OUTLETS & FIXTURES AS REQ'D. (SEE SPEC)  
• PROVIDE FIRE BLOCKING/FIRE SAFING AS REQ'D PER CODE.  
• VERIFY EXST. SMOKE DETECTION SYS. REUSE IF POSSIBLE, REPLACE PER CODE AS REQ'D.

**New Construction Notes for 476 Minnehaha:**  
A. All Roofs: new roofing and vents to code. See spec.  
B. New siding and house trim. See spec for type.  
C. New windows at first floor. Retain upstairs windows unless noted otherwise.

**Site Plan Notes:**  
1. Coordinate site plan with landscape drawings.

**Site Plan Keynotes**  
1. Center window on wall.  
2. New wood. steps. Coordinate sitework with landscape plans and regrading work.  
3. New conc. paving.  
4. New gutter and downspout. Shown dashed. See spec.  
5. Align 'person' door with new door at east side of house.  
6. New concrete. drive.  
7. New handrail to code.



1 Site Plan  
A001 1/8" = 1'-0"

City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

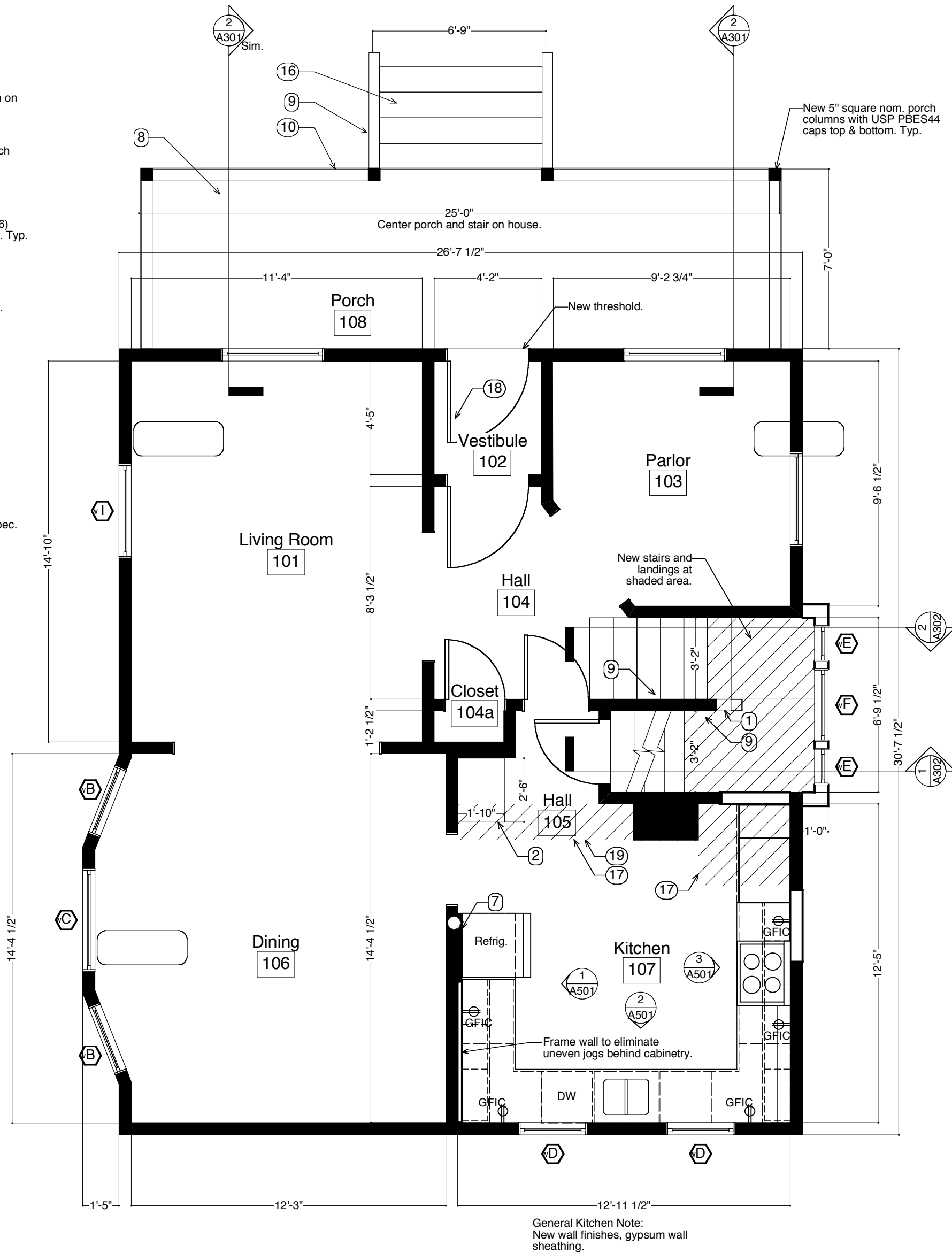
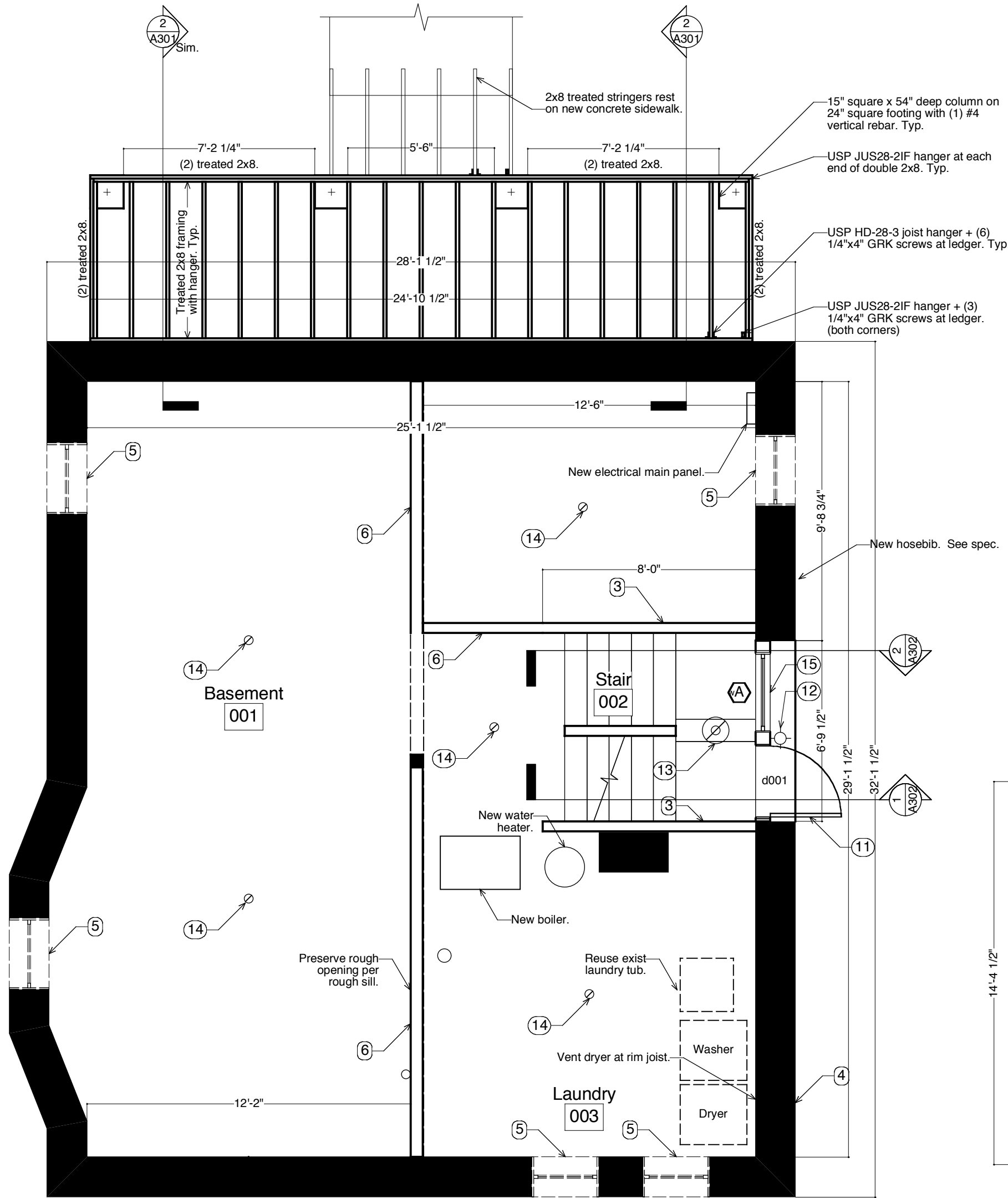
No.	Date	Appr	Revision Notes
<div>Δ</div>			
No.	Date	Issue Notes	
I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.			
SIGNATURE: <div>Scott Wendt</div>			
NAME: SCOTT WENDE			
LICENSE NUMBER: 18071			
DATE: January 4, 2013			
Design Firm			
Lunning Wendt Associates, Inc. 275 Fourth Street East, Suite 620 Saint Paul, MN 55101 P: 651.221.0915 F: 651.222.6259			
Consultant			
Construction Manager			
-			
Project Title			
City of Saint Paul • HRA Residence Remodel 476 Minnehaha Avenue Saint Paul, MN			
Drawing Title			
Site Plan			
Project Manager		Project ID	
Bob Lunning		2012-04	
Drawn By		Scale	
JDC-CN		1/8" = 1'-0"	
Reviewed By		Drawing No.	
Date		A001	
20121220			
File Name			
476 Minnehaha.vwx			

- GENERAL NOTES - NEW CONSTRUCTION :**
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  - PROVIDE FIRE BLOCKING/FIRE SAFING AS REQ'D PER CODE.
  - VERIFY EXST. SMOKE DETECTION SYS. REUSE IF POSSIBLE, REPLACE PER CODE AS REQ'D.

- New Construction Notes for 476 Minnehaha:**
- A. All Roofs: new roofing and vents to code. See spec.  
B. New siding and house trim. See spec for type.  
C. New windows at first floor. Retain upstairs windows unless noted otherwise.

**Floor Plan Keynotes**

1. New newell post 42".
2. New plastic laminate desk/counter. Match kitchen counter
3. New wall with finished G.W.B. at stair interior.
4. Tuckpoint & repair masonry foundation wall as req'd.
5. Glass block this opening. Install one vented block unit per opening.
6. Complete existing frame wall: studs min 16" O.C.
7. Repair faux finish demo at this wall. Replace with gypsum wall board if necessary.
8. New open porch: new columns, flooring, and railing.
9. New handrail to code.
10. New exterior deck railing per code. See spec.
11. New door in new frame. See spec.
12. New ext. wall sconce light fixture. See spec.
13. New int. flush mount light fixture. See spec.
14. New light fixture.
15. New ext. wall.
16. New wood steps. Coordinate sitework with landscape plans and regrading work.
17. Repair floor & patch in new flooring as required. Unit price #3. Typ.
18. Refinish and repair door.
19. New 2x10 joists with hangersf to match exist. joists, new subfloor this area.



City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

No.	Date	Appr	Revision Notes
1			

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LICENSE NUMBER: 18071

DATE: January 4, 2013

Design Firm

Lunning Wendt Associates, Inc.  
275 Fourth Street East, Suite 620  
Saint Paul, MN 55101  
P: 651.221.0915 F: 651.222.6259

Consultant

Construction Manager

-

Project Title

City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

Drawing Title

Basement/First Floor Plans

Project Manager	Project ID
Bob Lunning	2012-04
Drawn By	Scale
JDC-CN	1/4" = 1'-0"
Reviewed By	Drawing No.
	A101
Date	
20121220	
File Name	
476 Minnehaha.vwx	



**GENERAL NOTES - NEW CONSTRUCTION :**  
• PROVIDE RADON VENTILATION IN BASEMENT PER RADON TEST REPORT RECOMMENDATIONS.  
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• PROVIDE FIRE BLOCKING/FIRE SAFING AS REQ'D PER CODE.  
• VERIFY EXST. SMOKE DETECTION SYS. REUSE IF POSSIBLE, REPLACE PER CODE AS REQ'D.

**New Construction Notes for 476 Minnehaha:**  
A. All Roofs: new roofing and vents to code. See spec.  
B. New siding and house trim. See spec for type.  
C. New windows at first floor. Retain upstairs windows unless noted otherwise.

**Reflected Ceiling Plan Notes:**  
1. Center light fixtures in room unless noted otherwise.  
2. Electrical switches shown are required placement. Other new switches may be needed.

**Floor Plan Keynotes**

1. Add sound insulation where possible.

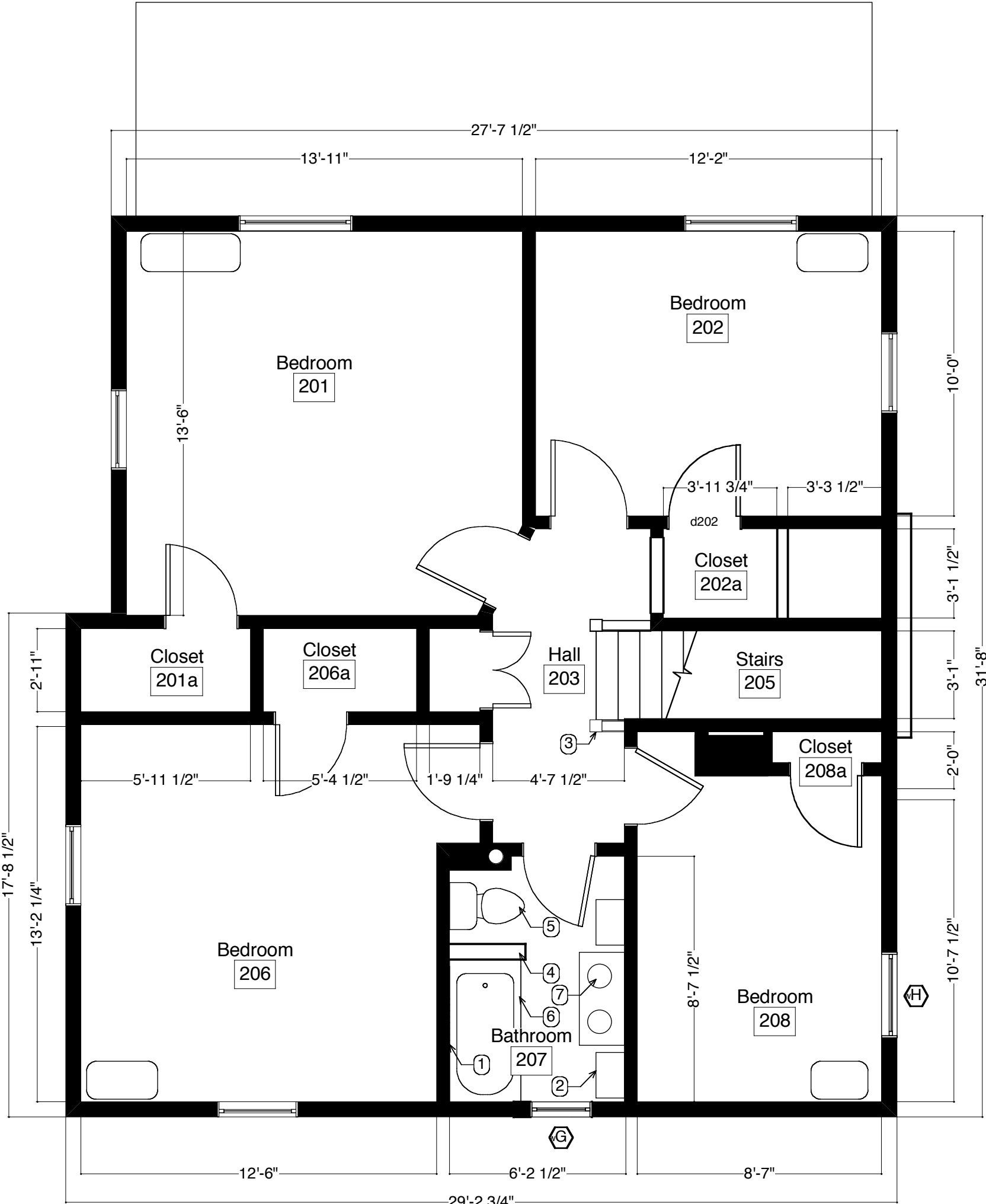
2. New cabinetry. See spec.

3. New newell post 42".

4. New wall.
5. New toilet. See spec.

6. New tub, tile surround and shower rod. See spec.

7. New vanity cabinet. See spec.



**GENERAL NOTES - NEW CONSTRUCTION :**

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**New Construction Notes for 476 Minnehaha:**

A. All Roofs: new roofing and vents to code. See spec.  
B. New siding and house trim. See spec for type.  
C. New windows at first floor. Retain upstairs windows unless noted otherwise.

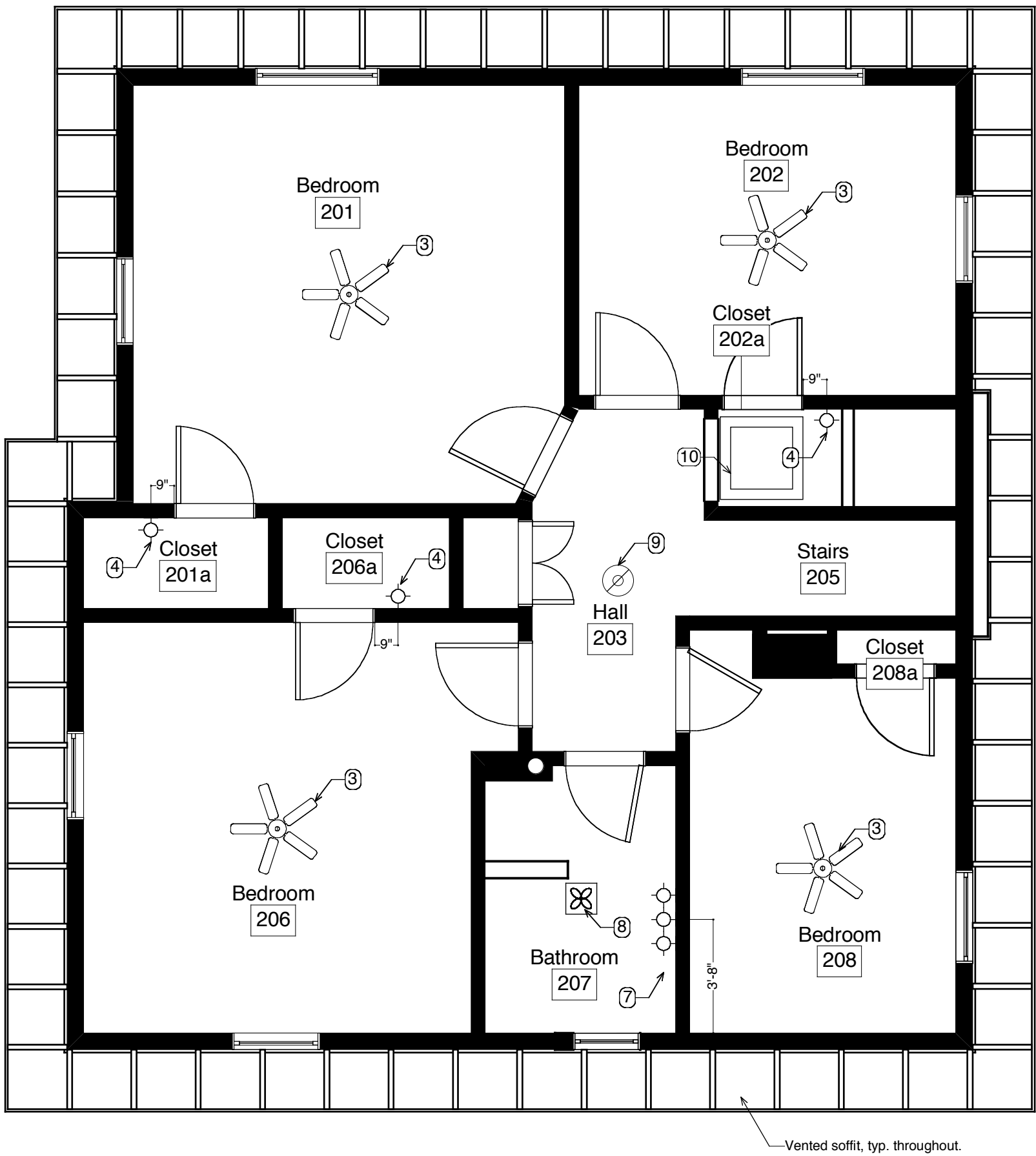
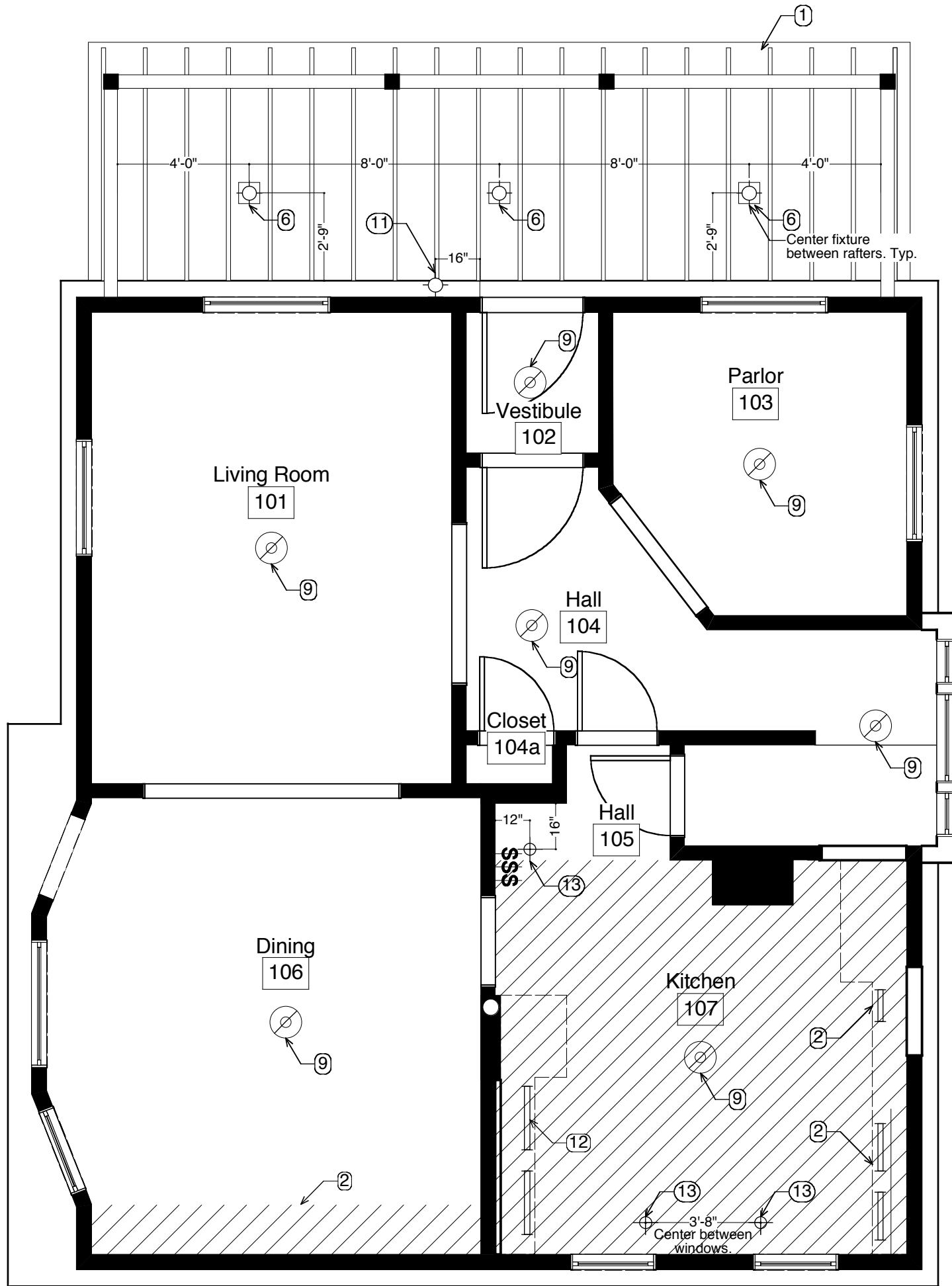
**Reflected Ceiling Plan Notes:**

1. Center light fixtures in room unless noted otherwise.  
2. Repair ceilings after tile demolition. Replace as necessary

**Reflected Ceiling Plan Keynotes**

1. Porch ceiling with open framing.
2. Hatch indicates extent of new ceiling. Typ.
3. New ceiling fan with lighting. See spec.
4. New wall sconce.
5. Modify eave detail at gutter to support gutters.
6. New ext. flush mount light fixture. See Spec.
7. New vanity light fixture. See spec.

8. New recessed bath fan. See spec.
9. New int. flush mount light fixture. See spec.
10. New attic access.
11. New ext. wall sconce light fixture. See spec.
12. New undercabinet light fixtures. See spec.
13. New pendant light fixture. See spec.



City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

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SIGNATURE: *Scott Wendt*

NAME: SCOTT WENDT  
LICENSE NUMBER: 18071

DATE: January 4, 2013

Design Firm	Lunning Wendt Associates, Inc. 275 Fourth Street East, Suite 620 Saint Paul, MN 55101 P: 651.221.0915 F: 651.222.6259
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Consultant	
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Construction Manager	-
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Project Title	City of Saint Paul • HRA Residence Remodel 476 Minnehaha Avenue Saint Paul, MN
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Drawing Title	RCP Plans
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Project Manager Bob Lunning	Project ID 2012-04
Drawn By JDC-CN	Scale 1/4" = 1'-0"
Reviewed By	Drawing No. <b>A121</b>
Date 20121220	
File Name 476 Minnehaha.vwx	

1 First Floor Reflected Ceiling Plan  
1/4" = 1'-0"

2 Second Floor Reflected Ceiling Plan  
1/4" = 1'-0"



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**New Construction Notes for 476 Minnehaha:**

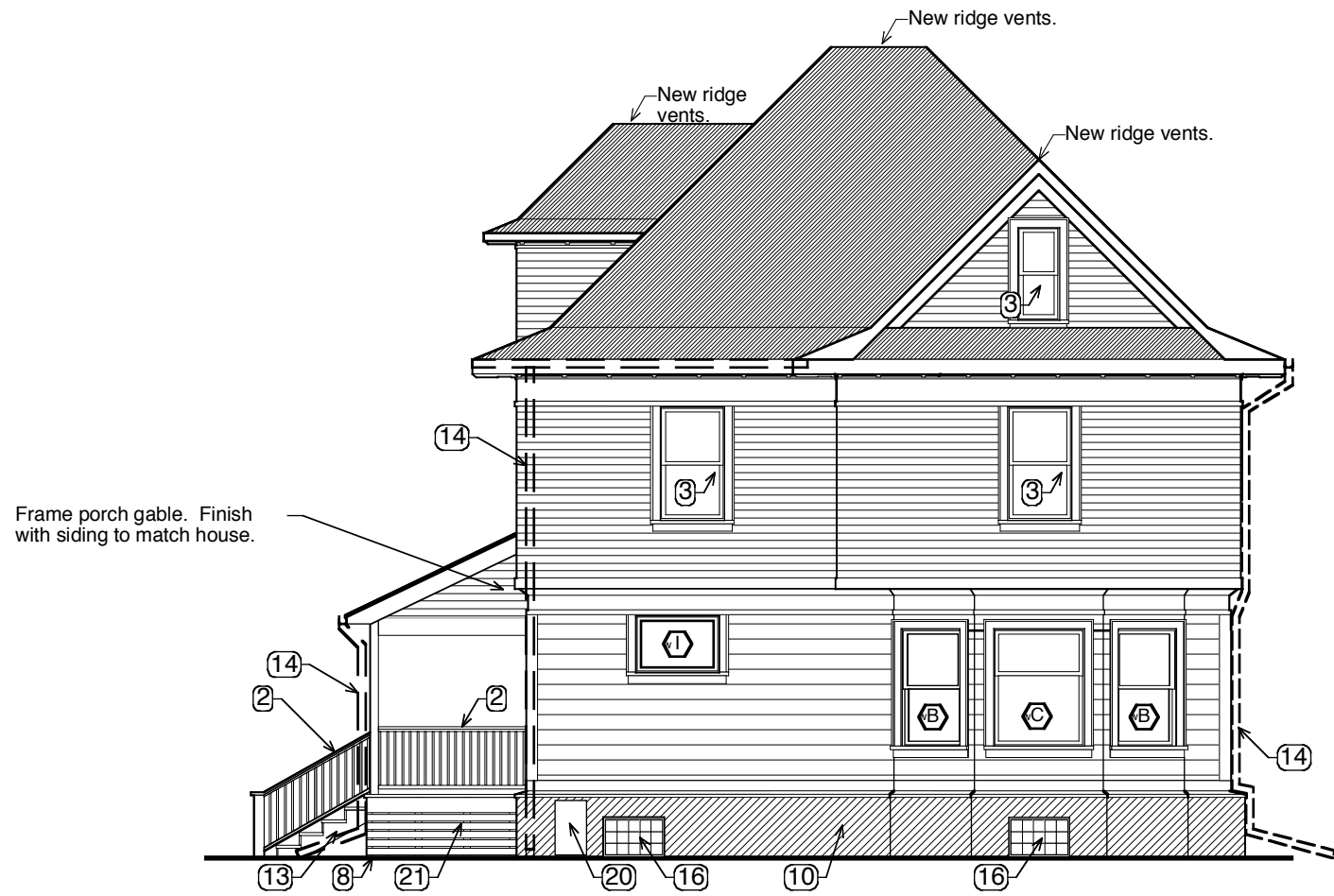
A. All Roofs: new roofing and vents to code. See spec.

B. New siding and house trim. See spec for type.

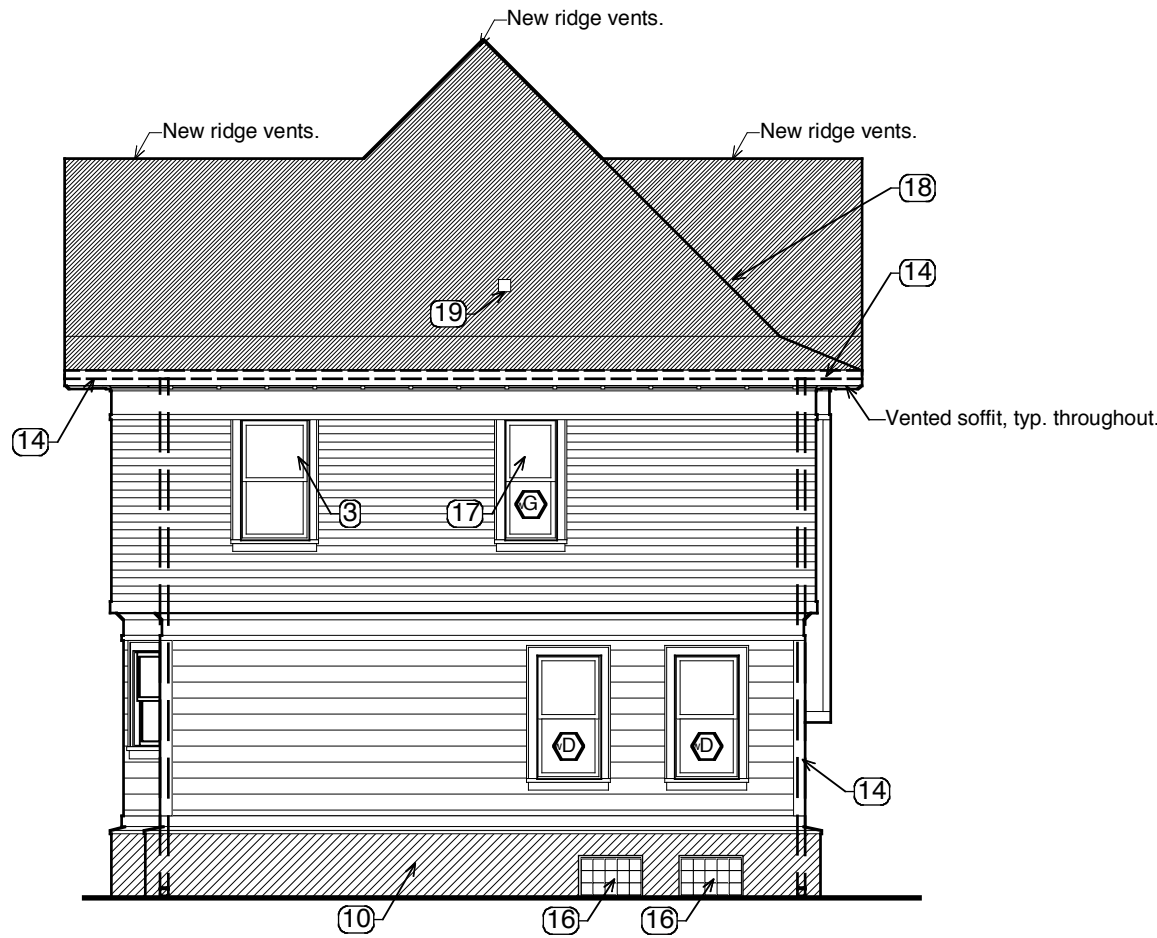
C. New windows at first floor. Retain upstairs windows unless noted otherwise.

**Elevation Keynotes**

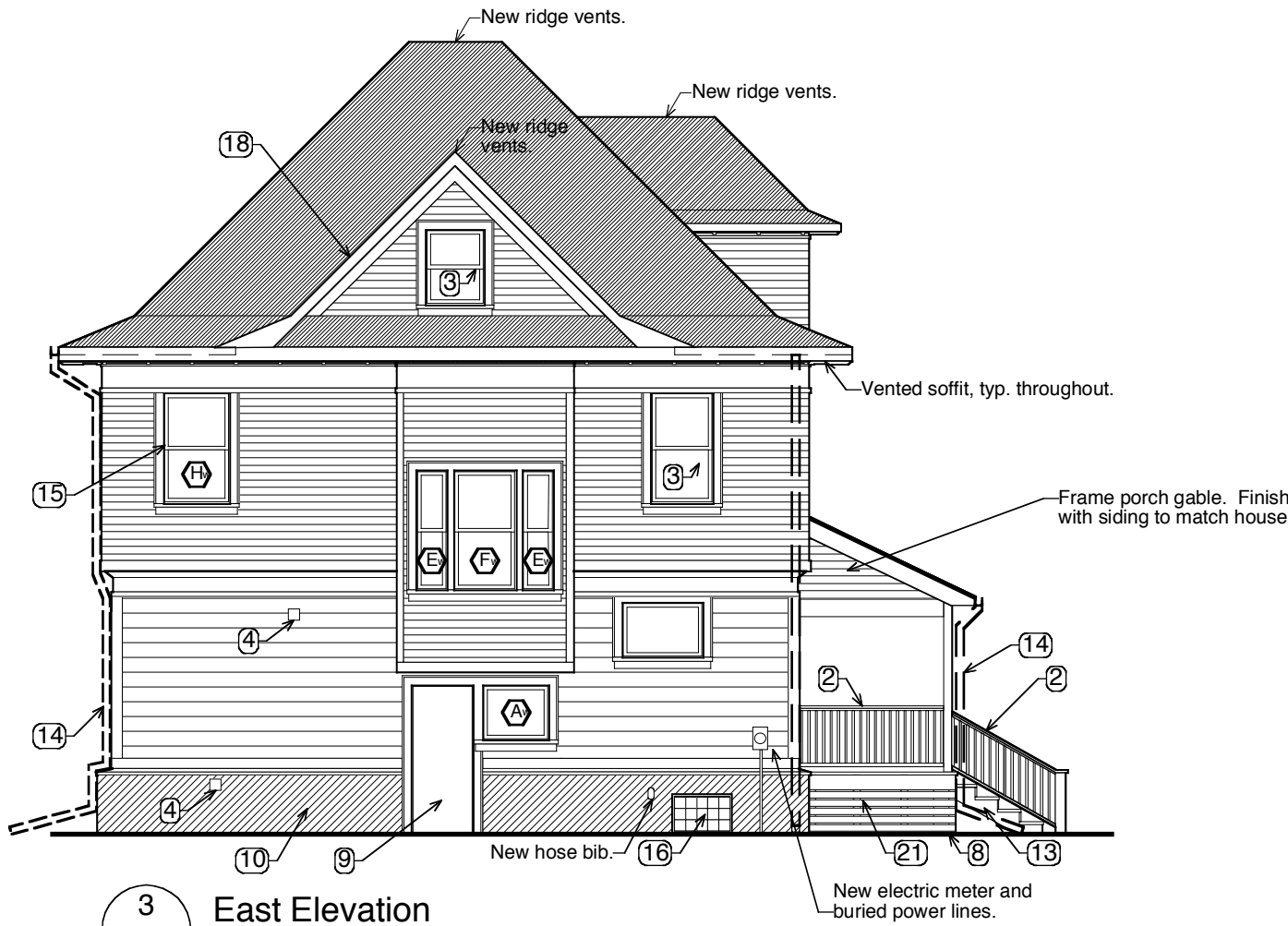
1. New conc. steps.
2. New exterior railing per code. See spec.
3. Exist. window to remain.
4. New hooded air vent. Paint to match house. See spec.
5. New porch skirt panels.
6. New storm/screen door. See spec.
7. New panels at front porch. See 1/301.
8. New footing. See struct.
9. New door in new frame. See spec.
10. Tuckpoint & repair masonry as req'd.
11. New window in new opening. Match exist. head height, trim & finish.
12. New pervious paver patio. See spec. Top of pavers ~8" below finished first floor.
13. New wood. steps. Coordinate sitework with landscape plans and regrading work.
14. New gutter and downspout. Shown dashed. See spec.
15. New window in modified opening. Match exist. head height, trim & finish.
16. Glass block this opening. Install one vented block unit.
17. Translucent/obscuring glass in this window.
18. Repair roof framing & sheathing from chimney removal.
19. Roof vent for bath fan. Approx. loc. shown.
20. New gas meter at existing location.
21. New porch skirt panels. See 1/301
22. New conc. steps. Coordinate sitework with landscape plans and regrading work.



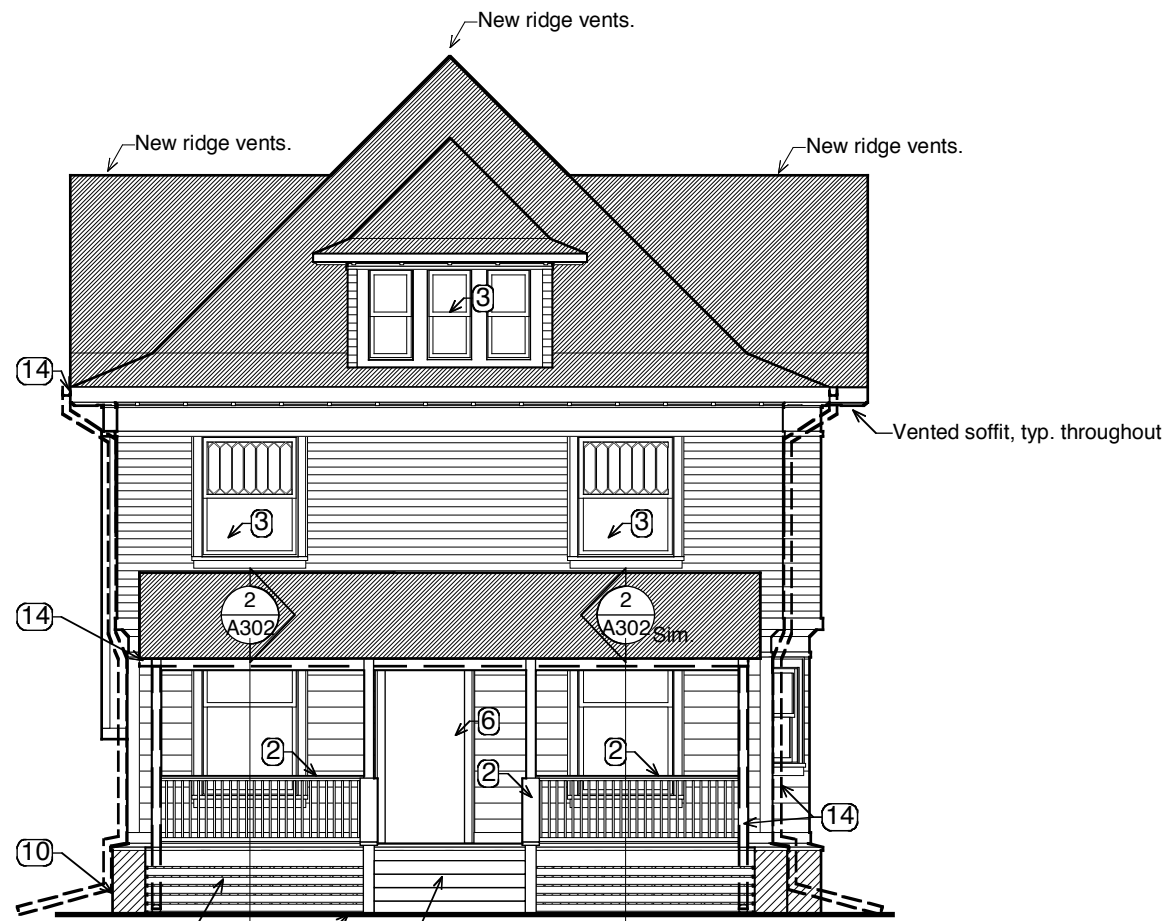
1 West Elevation  
1/8" = 1'-0"



2 South Elevation  
1/8" = 1'-0"



3 East Elevation  
1/8" = 1'-0"



4 North Elevation  
1/8" = 1'-0"

City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

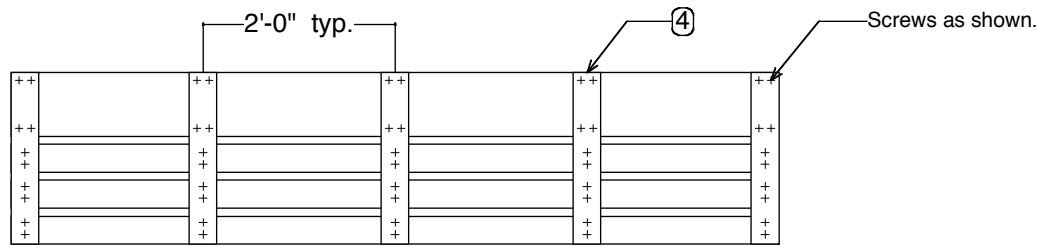
No.	Date	Appr	Revision Notes
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LICENSE NUMBER: 18071			
DATE: January 4, 2013			
Design Firm			
Lunning Wendt Associates, Inc. 275 Fourth Street East, Suite 620 Saint Paul, MN 55101 P: 651.221.0915 F: 651.222.6259			
Consultant			
Construction Manager			
-			
Project Title			
City of Saint Paul • HRA Residence Remodel 476 Minnehaha Avenue Saint Paul, MN			
Drawing Title			
Elevations			
Project Manager		Project ID	
Bob Lunning		2012-04	
Drawn By		Scale	
JDC-CN		1/8" = 1'-0"	
Reviewed By		Drawing No.	
Date		A201	
20121220			
File Name			
476 Minnehaha.vwx			

- GENERAL NOTES - NEW CONSTRUCTION :**
- PROVIDE RADON VENTILATION IN BASEMENT PER RADON TEST REPORT RECOMMENDATIONS.
  - ALL INTERIOR WALLS 2X4 WD. FRAMING U.N.O.
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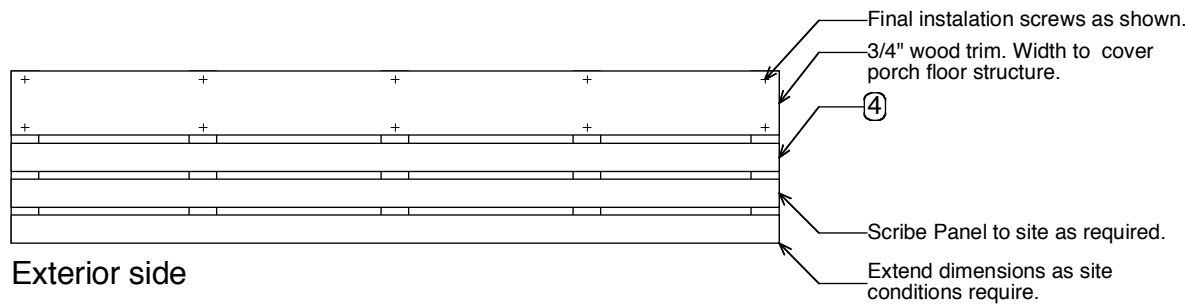
- New Construction Notes for 476 Minnehaha:**
- A. All Roofs: new roofing and vents to code. See spec.
- B. New siding and house trim. See spec for type.
- C. New windows at first floor. Retain upstairs windows unless noted otherwise.

**Wall Section Keynotes**

1. New panels at front porch. See 1/A301.
2. New wood. steps. Coordinate sitework with landscape plans and regrading work.
3. New exterior railing per code. See spec.
4. 3/4" x 4" wood trim.
5. New millwork: newel post, railing and balustrade to match exist.
6. New door in new frame. See spec.
7. New window in new opening.
8. 15" square x 54" deep column on 24" square footing with (1) #4 vertical rebar. Typ.



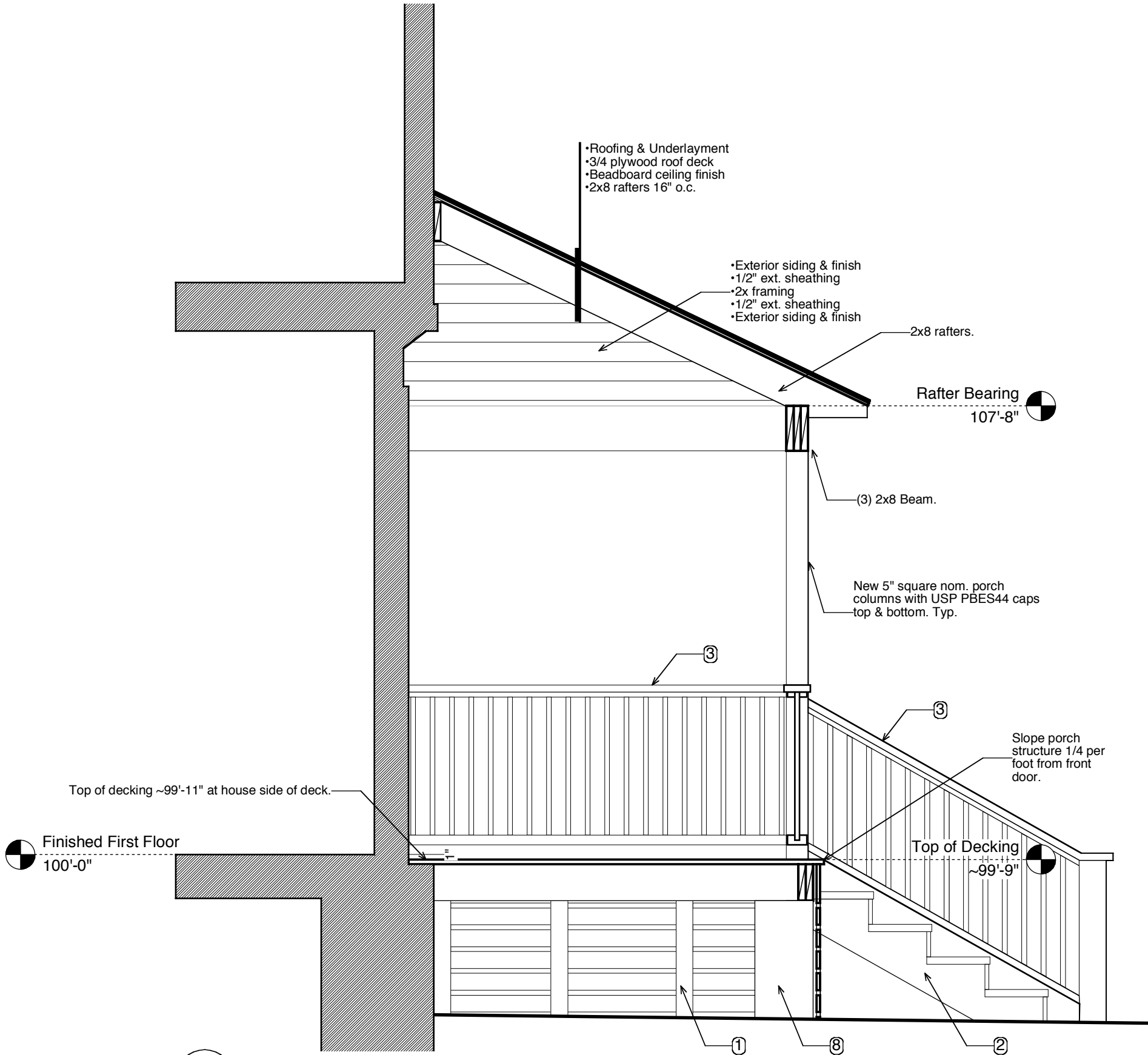
Backside



Exterior side

Note: Fasten together with non-corrosive screws. Scribe porch panel to fit, then prime all sides before finishing to match trim.

**1** Porch Panel Detail  
1/8" = 1'-0"



**2** Front Porch Section  
1/8" = 1'-0"

City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
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DATE: January 4, 2013			
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Lunning Wende Associates, Inc. 275 Fourth Street East, Suite 620 Saint Paul, MN 55101 P: 651.221.0915 F: 651.222.6259			
Consultant			
Construction Manager			
-			
Project Title			
City of Saint Paul • HRA Residence Remodel 476 Minnehaha Avenue Saint Paul, MN			
Drawing Title			
Porch details			
Project Manager		Project ID	
Bob Lunning		2012-04	
Drawn By		Scale	
JDC-CN		1/2" = 1'-0"	
Reviewed By		Drawing No.	
Date		A301	
20121220			
File Name			
476 Minnehaha.vwx			

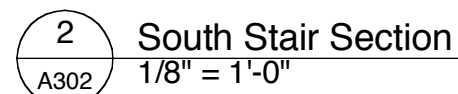
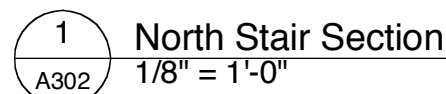


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**New Construction Notes for 470 Milwaukee:**  
A. All Roofs: new roofing and vents to code. See spec.  
B. New siding and house trim. See spec for type.  
C. New windows at first floor. Retain upstairs windows unless noted otherwise.

1. New panels at front porch. See 1/A301.
2. New conc. steps. Coordinate sitework with landscape plans and regrading work.
3. New exterior railing per code. See spec.
4. 3/4" x 4" wood trim.

5. New millwork: newel post, railing and balustrade to match exist.
6. New door in new frame. See spec.
7. New window in new opening.



City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

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No.	Date	Issue Notes	
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Design Firm			
Lunning Wendt Associates, Inc. 275 Fourth Street East, Suite 620 Saint Paul, MN 55101 P: 651.221.0915 F: 651.222.6259			
Consultant			
Construction Manager			
-			
Project Title			
City of Saint Paul • HRA Residence Remodel 476 Minnehaha Avenue Saint Paul, MN			
Drawing Title			
Stair Sections			
Project Manager		Project ID	
Bob Lunning		2012-04	
Drawn By		Scale	
JDC-CN		1/2" = 1'-0"	
Reviewed By		Drawing No.	
Date		A302	
20121220			
File Name			
476 Minnehaha.vwx			

**GENERAL NOTES - NEW CONSTRUCTION :**

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**New Construction Notes for 476 Minnehaha:**

A. All Roofs: new roofing and vents to code. See spec.

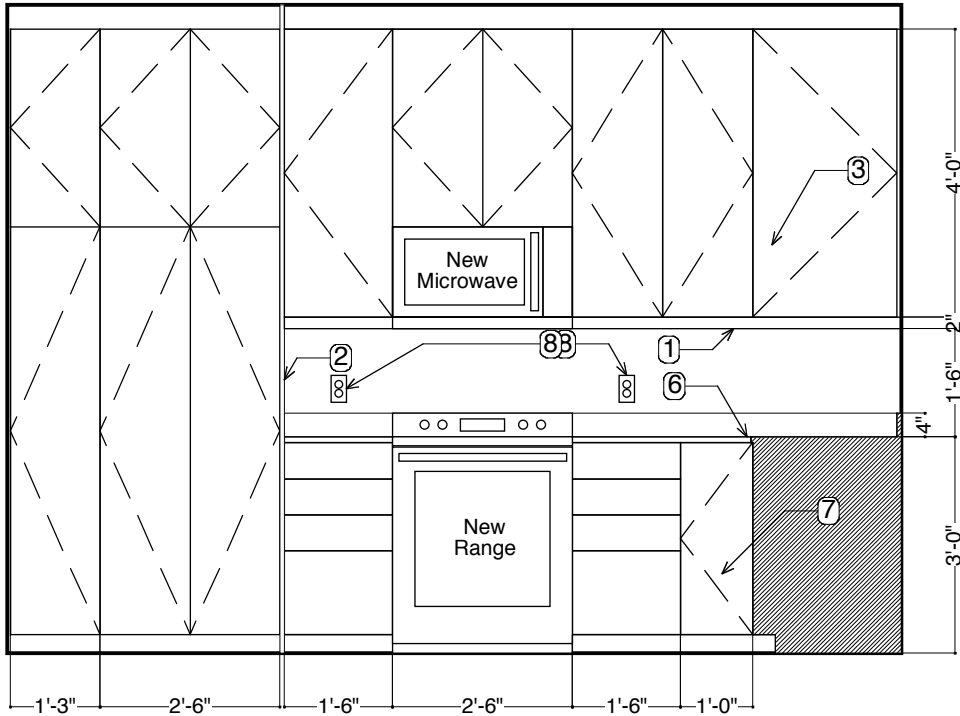
B. New siding and house trim. See spec for type.

C. New windows at first floor. Retain upstairs windows unless noted otherwise.

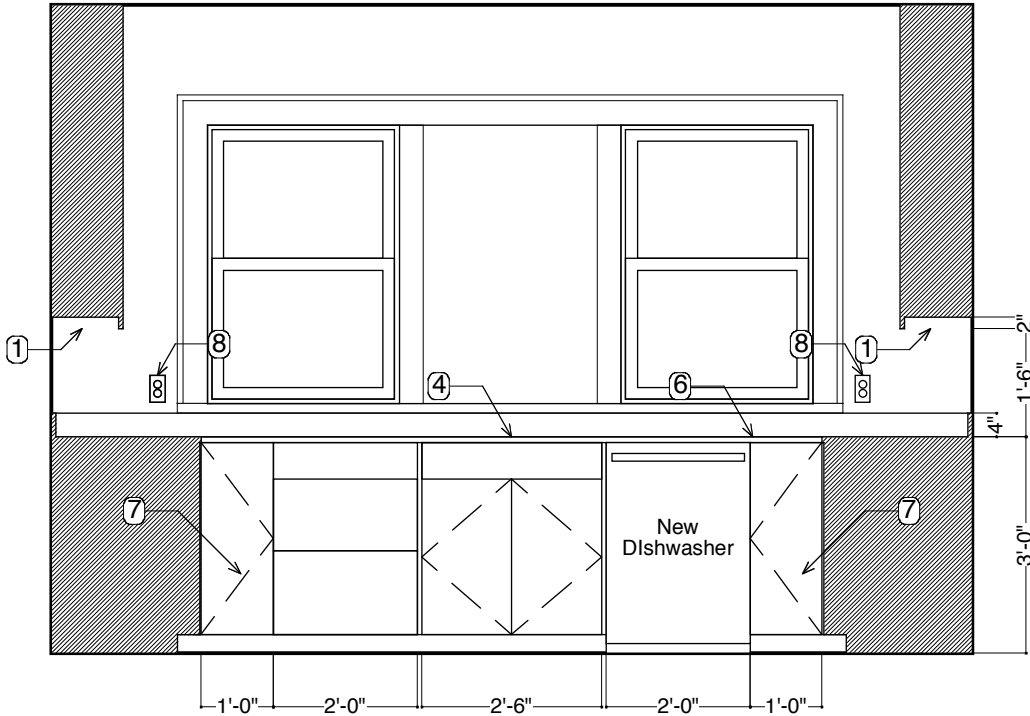
**Elevation Keynotes**

1. New undercabinet lighting. See spec.
2. Cabinetry side panel.
3. New cabinetry. See spec.
4. New sink & faucet. See spec.
5. New tub, tile surround and shower rod. See spec.

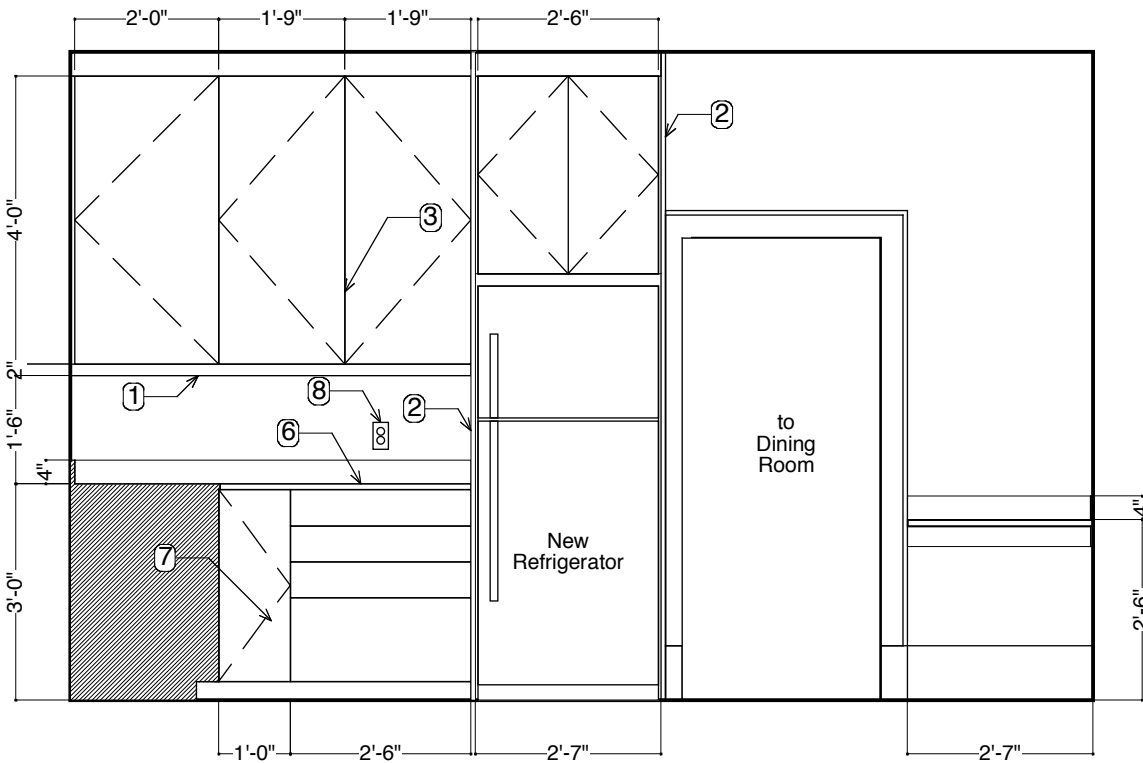
6. New plastic laminate backsplash & counter. See spec.
7. New 'lazy susan' corner cabinet. See spec.
8. GFIC elec. outlet.
9. New recessed medicine cabinet. See spec.
10. New vanity cabinet. See spec.



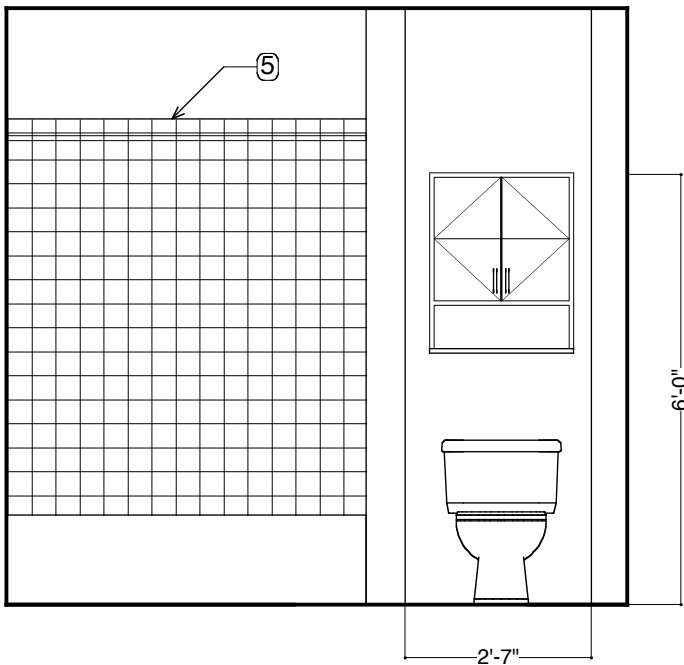
1 East Kitchen Cabinetry  
3/8" = 1'-0"



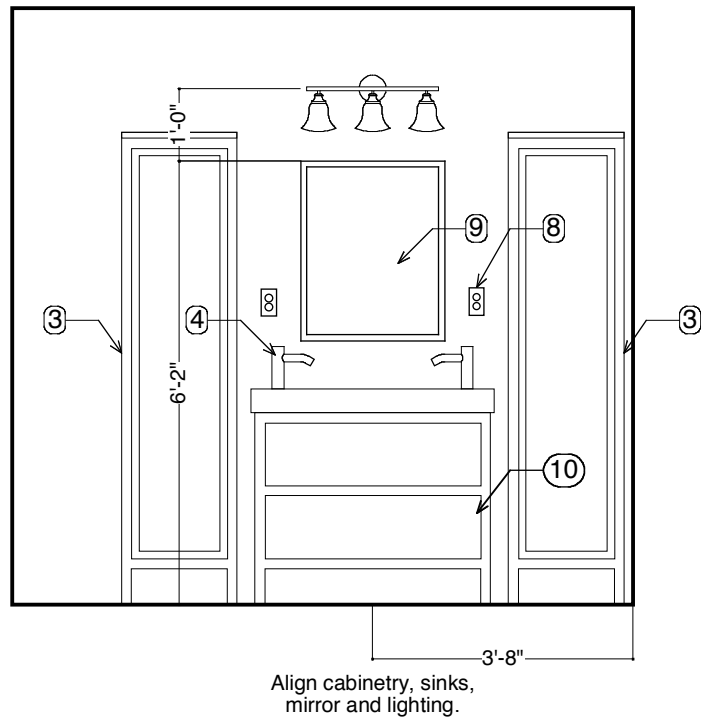
2 South Kitchen Cabinetry  
3/8" = 1'-0"



3 West Kitchen Cabinetry  
3/8" = 1'-0"



4 West Bath Elevation  
3/8" = 1'-0"



5 East Bath Elevation  
3/8" = 1'-0"

City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

No.	Date	Appr	Revision Notes
Δ			

No.	Date	Issue Notes
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I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: *Scott Wende*  
NAME: SCOTT WENDE  
LICENSE NUMBER: 18071  
DATE: January 4, 2013

Design Firm  
Lunning Wende Associates, Inc.  
275 Fourth Street East, Suite 620  
Saint Paul, MN 55101  
P: 651.221.0915 F: 651.222.6259

Consultant

Construction Manager

Project Title  
City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

Drawing Title  
Kitchen/Bathroom Elevations

Project Manager Bob Lunning	Project ID 2012-04
Drawn By JDC-CN	Scale 3/8" = 1'-0"
Reviewed By	Drawing No. <b>A501</b>
Date 20121220	
File Name 476 Minnehaha.vwx	



GENERAL NOTES - NEW CONSTRUCTION :  
• PROVIDE RADON VENTILATION IN BASEMENT PER RADON TEST REPORT RECOMMENDATIONS.  
• ALL INTERIOR WALLS 2X4 WD. FRAMING U.N.O.  
• PROVIDE PAPER FREE GWB OR CEMENT FIBERBOARD @ ALL INTERIOR WALL LOCATIONS W/ PLUMBING FIXTURE.  
• CLEAN & REINSTALL EXIST DOOR HDWR AS NOTED IF TO BE REUSED.  
• FULLY ENCAPSULATED LEAD-PAINT @ LOCATIONS PER CODE (SEE HRA REPORT)  
• ALL OCCUPIABLE SPACES TO HAVE A MIN. CLG. HGT. OF 7'-0" PER CODE. (APPLICATION FOR VARIANCE PER CLIENT REQUEST)  
• REFINISH HARDWOOD FLOORS WHEN PRESENT (SEE SCHED)  
• VERIFY ALL EXISTING MECH. & ELEC. FOR CODE COMPLIANCE. INSTALL NEW OUTLETS & FIXTURES AS REQ'D. (SEE SPEC)  
• PROVIDE FIRE BLOCKING/FIRE SAFING AS REQ'D PER CODE.  
• VERIFY EXST. SMOKE DETECTION SYS. REUSE IF POSSIBLE, REPLACE PER CODE AS REQ'D.

New Construction Notes for 476 Minnehaha:  
A. All Roofs: new roofing and vents to code. See spec.  
B. New siding and house trim. See spec for type.  
C. New windows at first floor. Retain upstairs windows unless noted otherwise.

Room Finish Schedule															
No.	RoomName	Floor finish	Floor Material	Base finish	North		East		South		West		Ceiling		Comments
					Mat'I	Finish	Mat'I	Finish	Mat'I	Finish	Mat'I	Finish	Mat'I	Finish	
1	Basement	exist	pt	-	exist	pt	exist	pt	exist	pt	exist	pt	-	-	
2	Stair	sheet	sheet	pt	gwb	pt	gwb	pt	gwb	pt	-	-	gwb	pt	
3	Laundry	exist	pt	-	-	-	exist	pt	exist	pt	-	-	-	-	
101	Living Room	wd	wd	wd	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
102	Vestibule	wd	wd	wd	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
103	Parlor	wd	wd	wd	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
104	Hall	wd	wd	wd	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
104a	Closet	wd	wd	wd	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	
105	Hall	wd	wd	wd	exist	pt	exist	pt	-	-	exist	pt	exist	pt	repair ceiling demo per RCP plan
106	Dining Room	wd	wd	wd	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling demo per RCP plan
107	Kitchen	wd	wd	wd	gwb	pt	gwb	pt	gwb	pt	gwb	pt	exist	pt	repair ceiling demo per RCP plan
108	Open Porch	stain	wd	-	-	-	-	-	-	-	-	-	wd	stain	
201	Bedroom	wd	wd	pt	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
201a	Closet	wd	wd	pt	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	
202	Bedroom	wd	wd	pt	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
202a	Closet	wd	wd	pt	gwb	pt	gwb	pt	gwb	pt	gwb	pt	gwb	pt	
203	Hall	wd	wd	pt	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
205	Stair	wd	wd	wd	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
206	Bedroom	wd	wd	pt	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	repair ceiling after tile demo. Replace as req'd
206a	Closet	wd	wd	pt	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	
207	Bathroom	ct	ct	ct	cfb	pt	cfb	pt	cfb	pt	cfb	pt	cfb	pt	repair ceiling after tile demo. Replace as req'd
208	Bedroom	wd	wd	pt	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	
208a	Closet	wd	wd	pt	exist	pt	exist	pt	exist	pt	exist	pt	exist	pt	
301	Attic	-	-	-	-	-	-	-	-	-	-	-	-	-	all finishes demolished

See specification & material list for all interior finish selections

Window Schedule						
Type	Qty.	Width	Height	Head	Int. Finish	Comments
A	1	36	36	70	pt	New hopper window, tempered
B	2	34	69	93	wd	New double hung. New head hight to match front windows.
C	1	34	69	93	wd	New double hung. New head hight to match front windows.
D	2	32	44	exist	wd	New double hung. Shorter window in existing opening.
E	2	17	66	90	wd	New double hung.
F	1	34	66	90	wd	fixed
G	1	26	36	84	pt	New double hung. Translucent/obscuring glass
H	1	36	60	exist	pt	New double hung. Shorter window in existing opening.
I	1	exist	exist	exist	wd	New fixed window in existing opening.

Verify all existing openings.

Door Schedule									
Door Number	Door				Frame		Hardware		
	width	height	Thick	Mat'I	Type	Mat'I	Finish		Comments
Omit - d001	36"	78"	-	metal	wood	wood	pt	Bolt	New entry door. See spec.
Omit - d102s	verify	verify	-	metal				-	New storm door. Fit to frame
d202	30"	80"	-	wood	wood	wood	pt	pass	New door in new frame
garage1	36"	80"		metal	wood	wood		Bolt	
garage2	8'	7'		metal	wood	wood	pt	G.D.	Garage door with elec. opener.

Verify all existing openings.

City of Saint Paul • HRA  
Residence Remodel  
476 Minnehaha Avenue  
Saint Paul, MN

No.	Date	Appr	Revision Notes
<div>Δ</div>			
A	7/19/12	Issue for Bid	
No.	Date	Issue Notes	
<div>I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.</div> <div>SIGNATURE: <div>Scott Wende</div></div> <div>NAME: SCOTT WENDE</div> <div>LICENSE NUMBER: 18071</div> <div>DATE: January 4, 2013</div>			
<div>Design Firm</div> <div>Lunning Wende Associates, Inc.</div> <div>275 Fourth Street East, Suite 620</div> <div>Saint Paul, MN 55101</div> <div>P: 651.221.0915 F: 651.222.6259</div>			
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<div>Construction Manager</div> <div>-</div>			
<div>Project Title</div> <div>City of Saint Paul • HRA</div> <div>Residence Remodel</div> <div>476 Minnehaha Avenue</div> <div>Saint Paul, MN</div>			
<div>Drawing Title</div> <div>Schedules</div>			
<div>Project Manager</div> <div>Bob Lunning</div>		<div>Project ID</div> <div>2012-04</div>	
<div>Drawn By</div> <div>JDC-CN</div>		<div>Scale</div> <div>No scale</div>	
<div>Reviewed By</div>		<div>Drawing No.</div>	
<div>Date</div> <div>20121220</div>		<div>A601</div>	
<div>File Name</div> <div>476 Minnehaha.vwx</div>			